



BLOCK 10 TORONTO COMMUNITY HOUSING CORPORATION TOWNHOMES



BLOCK 11 MARKET CONDOMINIUM

PROJECT TEAM

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PROJECT STATISTICS: ALEXANDRA PARK BLOCK 11 MARKET CONDOMINIUM

ADDRESS			
MUNICIPAL ADDRESS:			
GROSS SITE AREA	4244.1 m ²		
TOTAL PROPOSED GROSS FLOOR AREA (M²)	19069.0 m ²		
as defined by Site Specific Bylaw			
ZONING:	REQUIRED/PERMITTED		PROPOSED
	RA		
HEIGHT:			46m Exclusive of elevator over-run
SETBACKS:	3m Front Setback		3m Front Setback
	7.5m Sideyard Setback		0 - 8.5m Sideyard Setback
	7.5m Rearyard Setback		10 - 12.5m Rearyard Setback
	7.5m Setback from centreline of public lane		10.3m Setback from centreline of public lane
AMENITY SPACE:	2m ² /unit		
	INDOOR AMENITY	480 m ²	INDOOR AMENITY 480 m ²
	OUTDOOR AMENITY	480 m ²	OUTDOOR AMENITY 480 m ²
PROGRAM:			BACHELOR/STUDIO 0
			1 BEDROOM 51
			1 BEDROOM+DEN 122
			2 BEDROOM 46
			2 BEDROOM +DEN 6
			3 BEDROOM 15
			TOTAL 240
LOADING:	1 - TYPE G		1 - TYPE G
GARBAGE & RECYCLING	AREA (m ²)		AREA (m ²)
	FIRST 50 UNITS		
	25		3
	3		
	(ASSUMES 1 GARBAGE, 1 RECYCLING, 1 ORGANIC BIN)		
	13 m ² FOR EACH ADDITIONAL 50 UNITS		
	52		8
	BULK/WHITE GOODS		
	10		
	87		11
	TOTAL		87 11
STAGING AREA	ADD 5m ² TO TYPE G LOADING AREA FOR EVERY 50 UNITS		20 4
PARKING:	UNIT TYPE		RATE/UNIT
	AS PER CITY OF TORONTO POLICY AREA 1 STANDARD		
	BACHELOR/STUDIO	0.30	0
	1-BEDROOM & 1-BDRM+DEN	0.50	86
	2-BEDROOM & 2-BDRM+DEN	0.75	39
	3-BEDROOM	1.20	18
	VISITOR	0.06	14
	Repealed City of Toronto Bylaw 1156		
	TOTAL		157.0
RESIDENTIAL BICYCLE PARKING:	PER CITY OF TORONTO ZONING BYLAW 438-86 4(13)c		
	TOTAL		180
	RESIDENTIAL	80% OF TOTAL	144
	SHORT TERM	20% OF TOTAL	36
	AS PER CITY OF TORONTO GREEN STANDARDS 'CYCLING INFRASTRUCTURE REQUIREMENTS (A02.1)		
	OCCUPANT	0.8	192
	VISITOR	0.2	48
	TOTAL		240
	TOTAL		240
	ABOVE GRADE		192
	RESIDENTIAL	192	192
	VISITOR	48	48
	TOTALS		240 240

DRAWING LIST

- A000 COVER SHEET
- A001 SURVEY
- A002 GREEN ROOF KEY PLANS
- A101 BLOCK 10 & 11 SITE PLAN
- A102 BLOCK 11 SITE PLAN
- A200 PARKING PLAN P2
- A201 PARKING PLAN P1
- A203 1ST FLOOR PLAN
- A204 2ND FLOOR PLAN
- A205 3RD FLOOR PLAN
- A206 4TH FLOOR PLAN
- A207 5TH FLOOR PLAN
- A208 6TH FLOOR PLAN
- A209 7TH FLOOR PLAN
- A210 8TH FLOOR PLAN
- A211 9TH FLOOR PLAN
- A212 10TH FLOOR PLAN
- A213 11TH FLOOR PLAN
- A214 12TH FLOOR PLAN
- A215 13TH FLOOR PLAN
- A216 14TH FLOOR PLAN
- A217 15TH FLOOR PLAN
- A218 ROOF PLAN - ELEVATOR O/R
- A301 BUILDING ELEVATION-EAST
- A302 BUILDING ELEVATION-WEST
- A303 BUILDING ELEVATION-SOUTH
- A304 BUILDING ELEVATION-NORTH
- A305 1:50 BUILDING ELEVATION
- A401 N/S BUILDING SECTION
- A402 E/W BUILDING SECTION

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 Teepie Architects Inc.

Site Plan Control Disclaimer:
 Building Permit Submittal shall be subject to the Building Permit Act and shall be in accordance with the approved plans and drawings including, but not limited to, the exterior design of the building and exterior building materials.

Architectural:
 TEETPLE ARCHITECTS INC.

METRIC SCALE DRAWING
 FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/2013

ALEXANDRA PARK - BLOCK 11
 TORONTO, ONTARIO

project no: 12-113
 scale: 1 : 1
 drawn by: AS
 reviewed by: MP
 date: 02/07/13

Teepie Architects

1 CAMDEN STREET TORONTO, ONTARIO
 416-598-0554 TEL INFO@TEETPLEARCH.COM FAX 416-598-1705

COVER SHEET & STATISTICS

A000

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Architectural:
 TEEPLE ARCHITECTS INC.

METRIC SCALE DRAWING
 FIRST FLOOR ELEV. 0.0m

no. issued / revised date:
 1 ISSUED FOR COORDINATION 2003/01/3

ALEXANDRA PARK - BLOCK 11
 TORONTO, ONTARIO

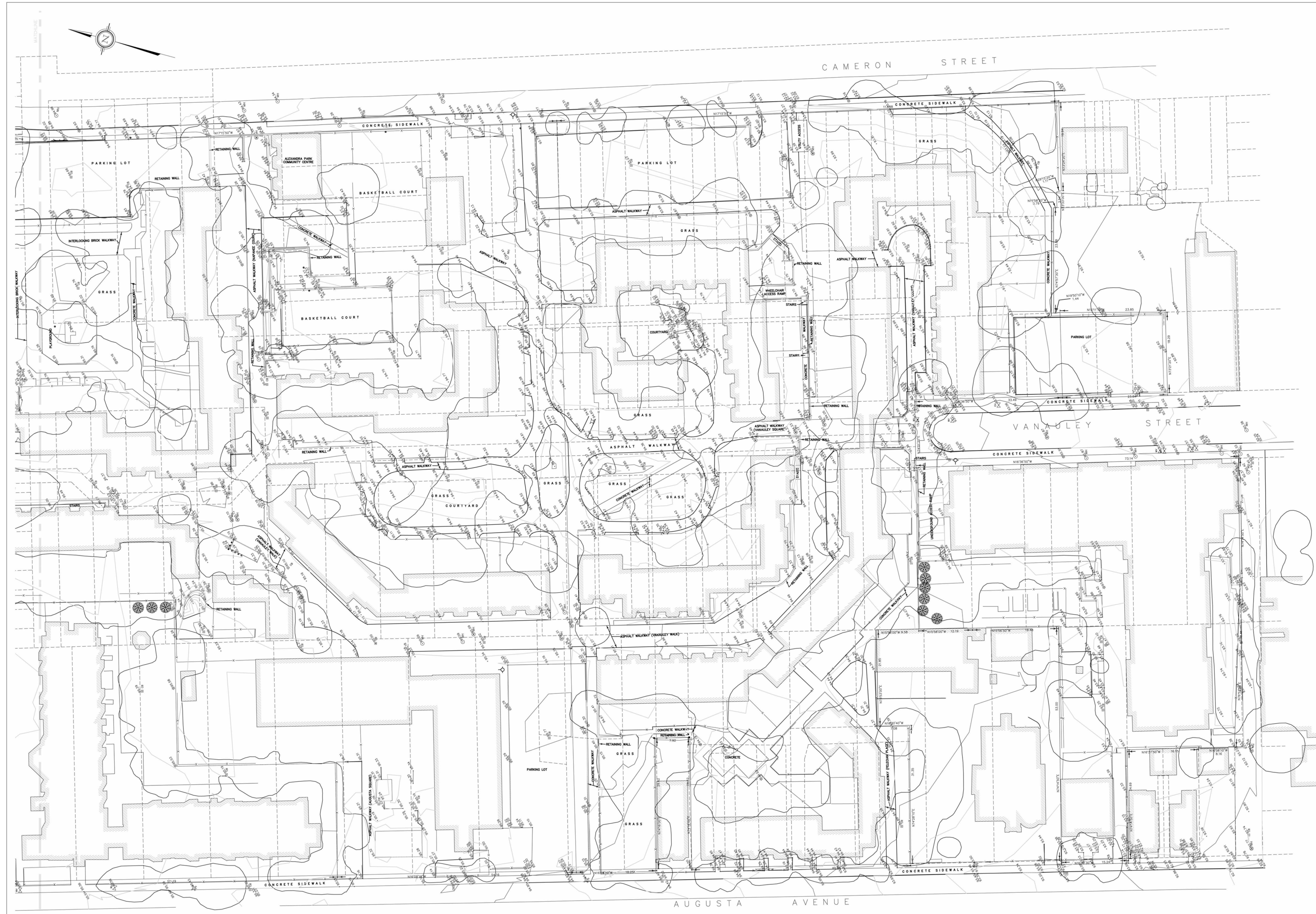
project no: 12-113
 scale: N/A
 drawn by: N/A
 reviewed by: N/A
 date: 02/07/13

Teeple Architects

4 CAMERON STREET TORONTO, ONTARIO
 M5S 1B7 TEL: 416-598-0541 FAX: 416-598-1705

SURVEY

A001



TOPOGRAPHIC PLAN OF
 2 FOOT RESERVE
 LOTS 8, 23, 24 AND 28
 PART OF BLOCK A
 UNNAMED STREET
 (ALSO KNOWN AS CAMERON PLACE, CLOSED BY WAB8962)
 LANE (LYING NORTH OF LOT 21 PLAN D280, CLOSED BY WAB8964,
 AMENDED BY WAB8934)
 LANE (LYING NORTH OF LOT 8, PLAN D280, CLOSED BY WAB8964,
 AMENDED BY WAB8934)
 LANE (LYING WEST OF LOTS 1-21, PLAN 333, CLOSED BY
 WAB8964, AMENDED BY WAB8934)
 REGISTERED PLAN D280

LOTS 1 TO 25
 REGISTERED PLAN 333, CITY WEST

LOTS 10 TO 33
 PART VANALELY STREET
 (CLOSED BY WAB8964, AMENDED BY WAB8934)
 REGISTERED PLAN 88

LOTS 5, 6, 8, 9, 10 AND 11
 PARTS OF LOTS 4, 12, 13 AND 14
 ON THE EAST SIDE OF ESTHER STREET
 LOTS 7 AND 8 AND PART OF LOT 9
 ON THE NORTH SIDE OF HIGH STREET
 PART OF LOTS 20, 21
 ON THE EAST SIDE OF DENISON STREET
 ESTHER STREET
 (ALSO KNOWN AS AUGUSTA AVENUE, CLOSED BY WAB8563 EXCEPT
 WAB8935, FIRSTLY)
 PART OF HIGH STREET
 (ALSO KNOWN AS GRANGE AVENUE, CLOSED BY WAB8564 AND
 WAB1405)
 REGISTERED PLAN 65

LOTS 2, 5, 6 AND 7
 AND PART OF LOTS 1 AND 3
 ON THE SOUTH SIDE OF
 SAINT PATRICK STREET
 REGISTERED PLAN D10

BLOCK A
 LOTS 3 TO 13, 16 TO 23, 33 AND 34
 AND
 PART OF LOTS 1, 2, 14, 15, 24 TO 32, 35
 TO 39
 LANE (LYING NORTH OF LOTS 2-13, PLAN D79, CLOSED BY
 WAB8564 AND WAB8563)
 LANE (LYING NORTH OF LOT 38, PLAN D79, CLOSED BY WAB8962)
 LANE (LYING NORTH OF LOT 28, PLAN D79, CLOSED BY WAB8962
 AND WAB1405)
 VANALELY STREET
 (CLOSED BY WAB8962 AND WAB8564)
 PART OF RICH STREET
 (ALSO KNOWN AS HIGH STREET AND GRANGE AVENUE, CLOSED BY
 WAB8564 AND WAB1405)
 REGISTERED PLAN D79

LOTS 1 TO 4
 REGISTERED PLAN D-94

LOTS A, B, C, D AND E
 LANE (LYING EAST OF LOTS 1-8, PLAN D104, CLOSED BY
 WAB8563)
 REGISTERED PLAN 936

LOTS 3 TO 25
 AND
 PART OF LOTS 1 AND 2
 LANE (LYING EAST OF LOTS 17-24, PLAN D104, CLOSED BY
 WAB8563)
 LANE (LYING EAST OF LOTS 1-8, PLAN D104, CLOSED BY
 WAB8563)
 ESTHER STREET
 (CLOSED BY WAB8563)
 REGISTERED PLAN D104

PART OF PARKLOT 16, CONCESSION 1,
 FRONTING THE BAY
 (TOWNSHIP OF YORK)
 CITY OF TORONTO

SCALE 1:250
 UTM COORDINATES: 18TUB 079 538 2000000.00
 UTM ZONE: 18TUB
 UTM PROJECTION: UTM
 UTM DATUM: NAD83
 UTM ELEVATION: 175.00

NOTE
 BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM EXISTING SURVEY RECORDS AND
 DOES NOT CONSTITUTE A BOUNDARY SURVEY UNDER THE SURVEYS ACT AND THE
 SURVEYORS ACT.

BENCHMARK
 BENCHMARKS ARE IN METRES AND ARE DERIVED FROM CITY OF TORONTO BENCHMARK IN
 ELEVATION = 88.88

STANDARD LEGEND

□	Developer Catch Basin
○	Developer Bell Box
⊗	Developer Fire Fence
⊕	Developer Corner Tree
⊖	Developer Tree
⊗	Developer Fire Hydrant
⊙	Developer Fire
⊕	Developer Lamp Standard
⊖	Developer Manhole - 1500
⊗	Developer Manhole - 1200
⊕	Developer Single Post Sign
⊖	Developer Traffic Light
⊗	Developer Water Valve
⊕	Developer Valve Chamber
⊖	Developer Water Valve
⊗	Developer Gas Valve
⊕	Developer Concrete
⊖	Developer Manhole
⊗	Developer Standard Barrier Clump and Outer
⊕	Developer Barrier Tree Clump
⊖	Developer Bush or Hedge
⊗	Developer Hedge
⊕	Developer Flagpole
⊖	Developer Rolland

DATE OF SURVEY : THIS SURVEY WAS COMPLETED
 BETWEEN AUGUST 26 AND SEPTEMBER 17, 2009.

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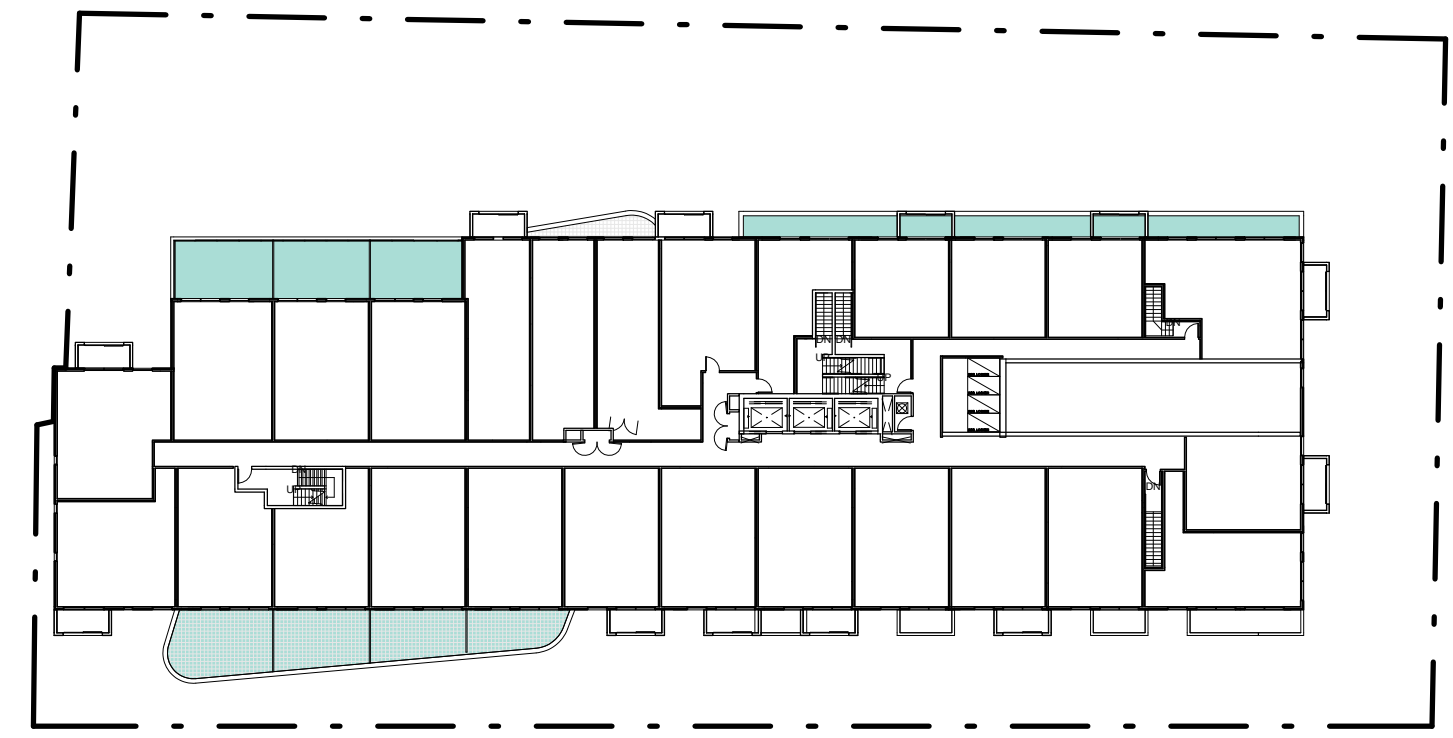
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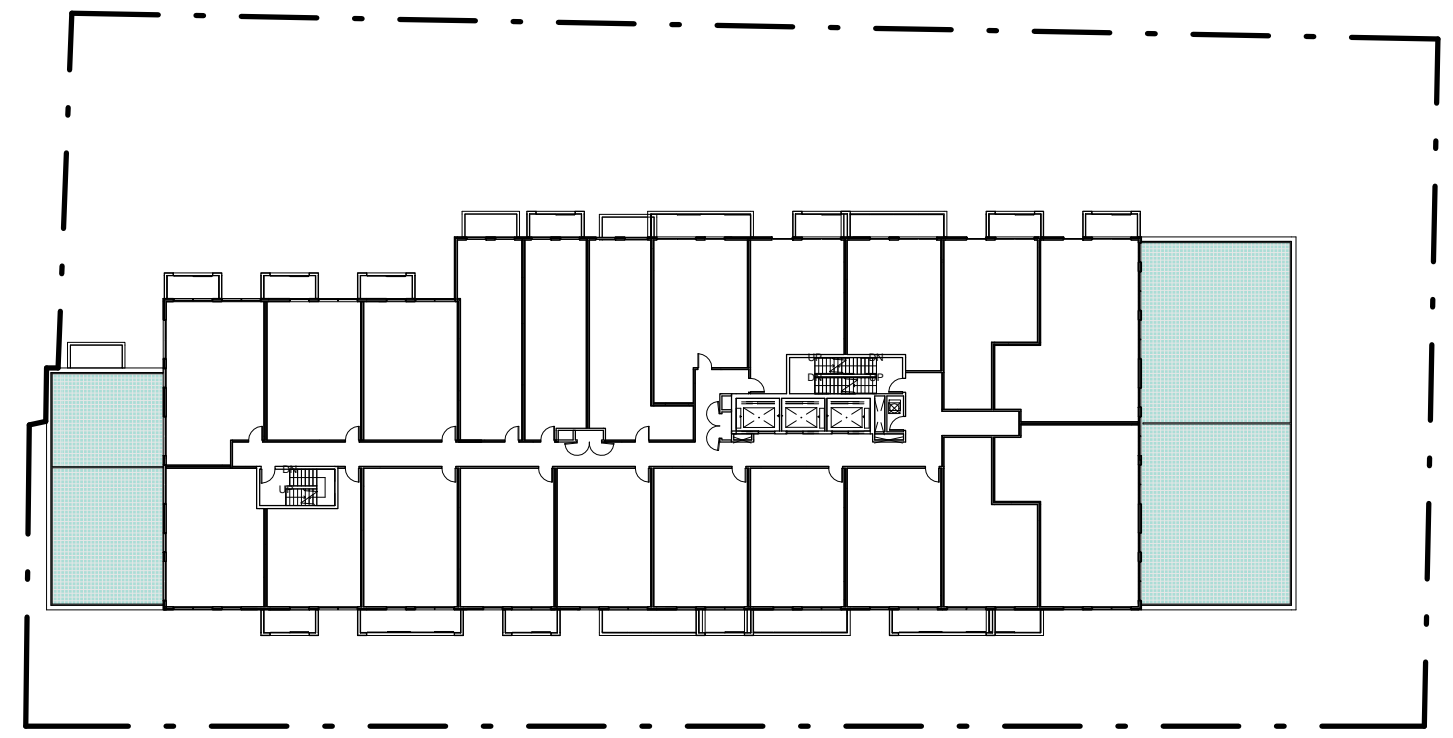
Architectural:
TEEPLE ARCHITECTS INC.

METRIC SCALE DRAWING
FIRST FLOOR ELEV. 0.0m

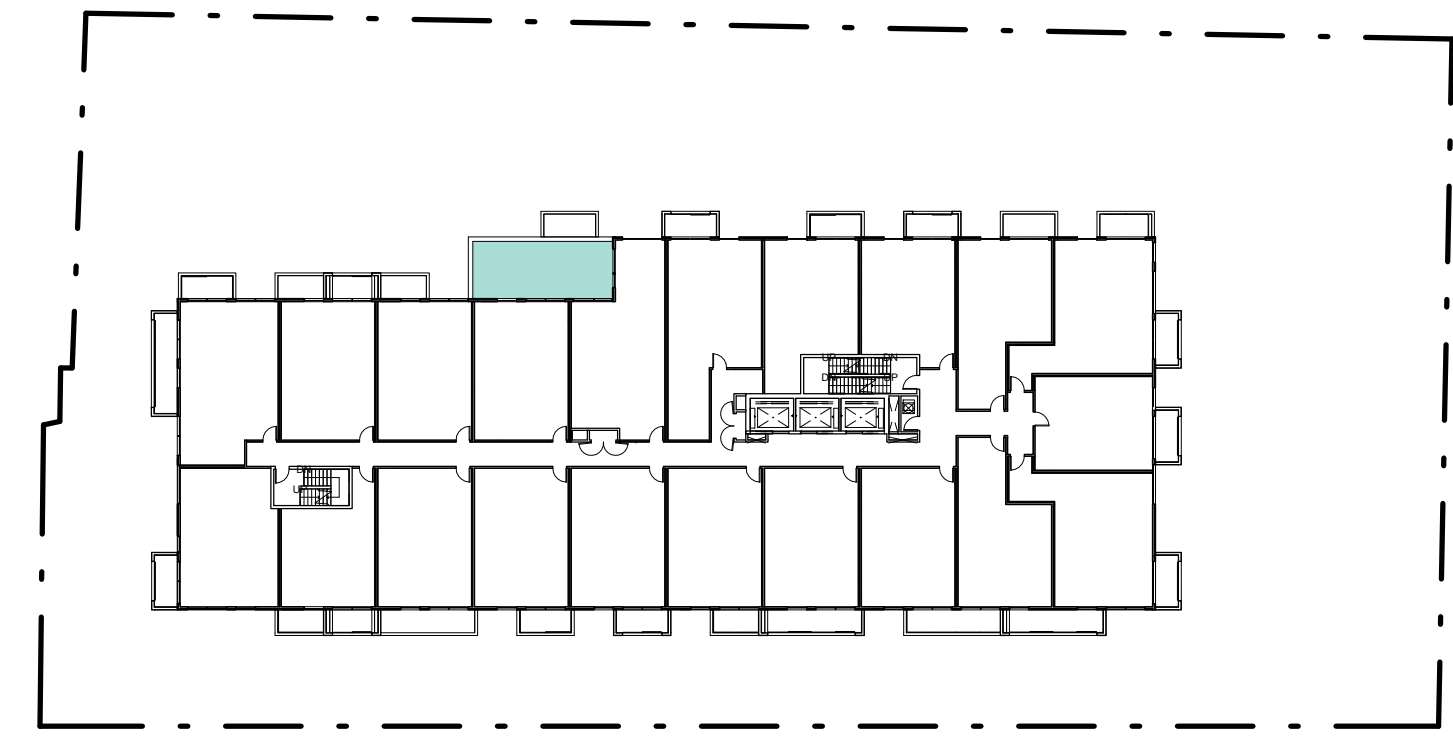
no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/03/13



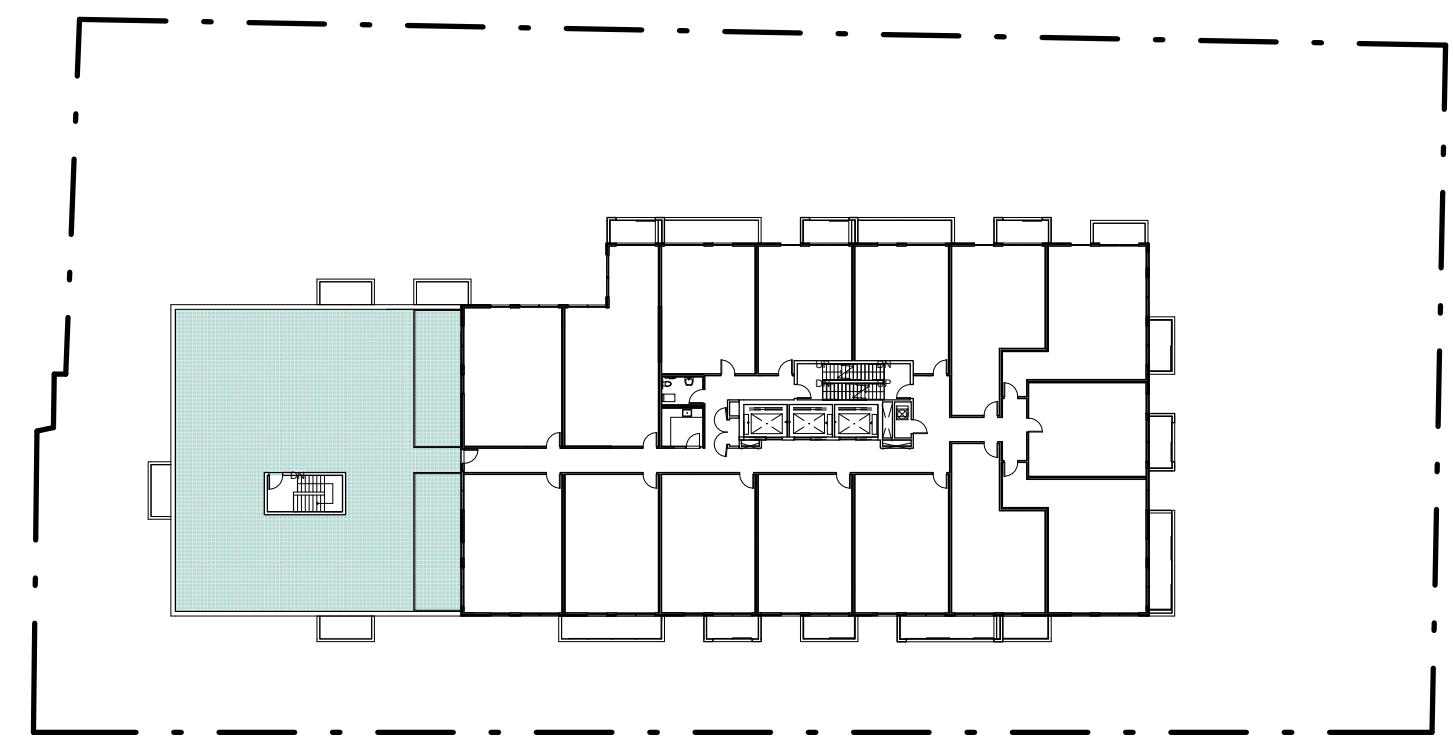
LEVEL 2
TOTAL ROOF AREA 243 ms
PRIVATE TERRACE AREA 243ms
OUTDOOR AMENITY TERRACE 0 ms
GREEN ROOF AREA 0 ms



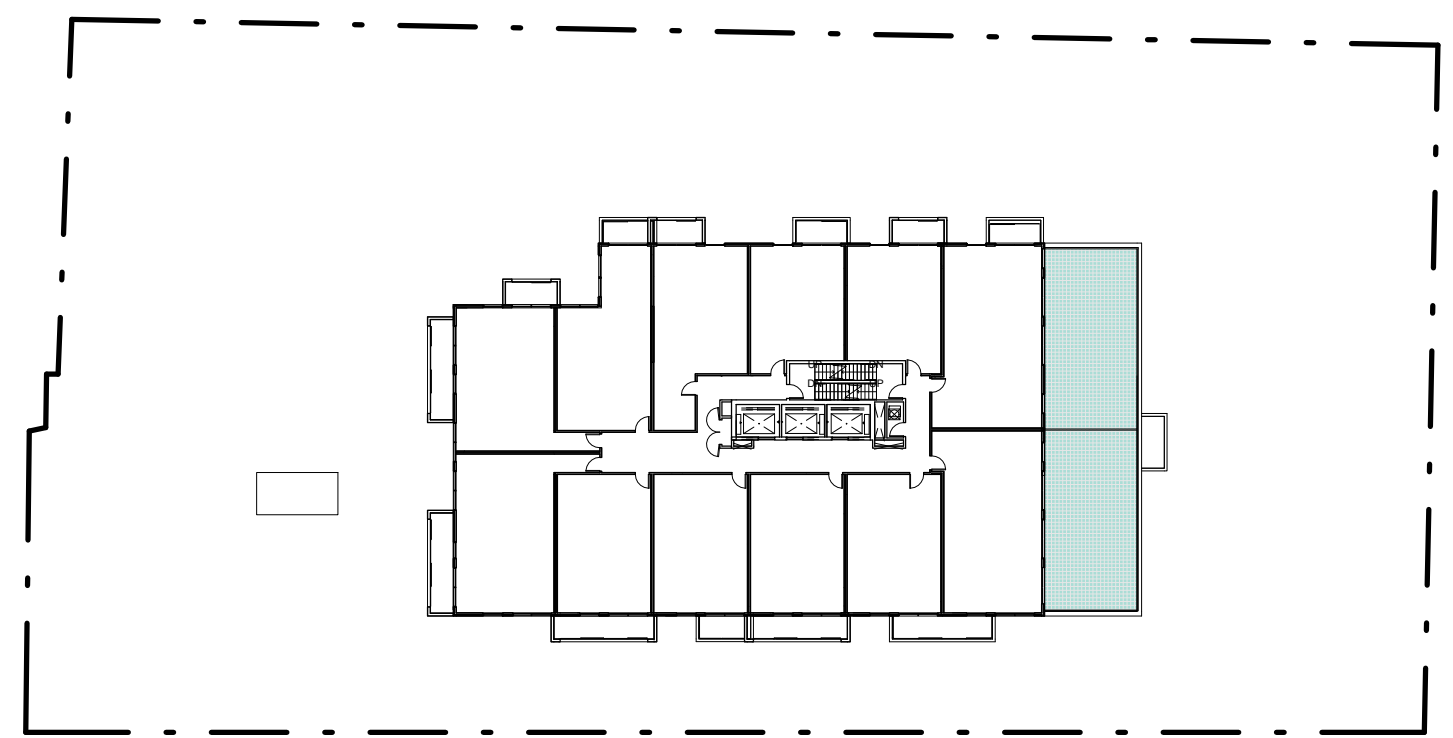
LEVEL 5
TOTAL ROOF AREA 376 ms
PRIVATE TERRACE AREA 295 ms
OUTDOOR AMENITY TERRACE 0 ms
GREEN ROOF AREA 0 ms



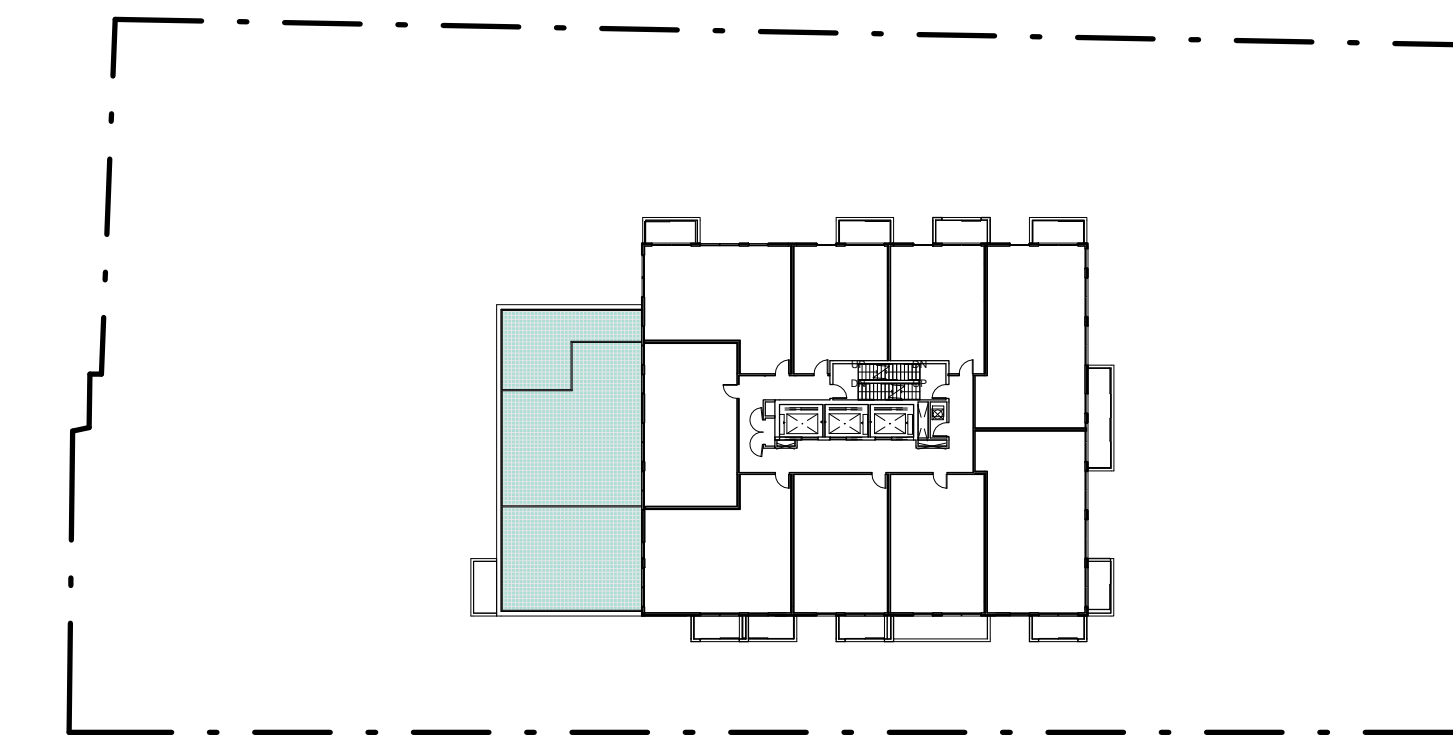
LEVEL 6
TOTAL ROOF AREA 39 ms
PRIVATE TERRACE AREA 39 ms
OUTDOOR AMENITY TERRACE 0 ms
GREEN ROOF AREA 0 ms



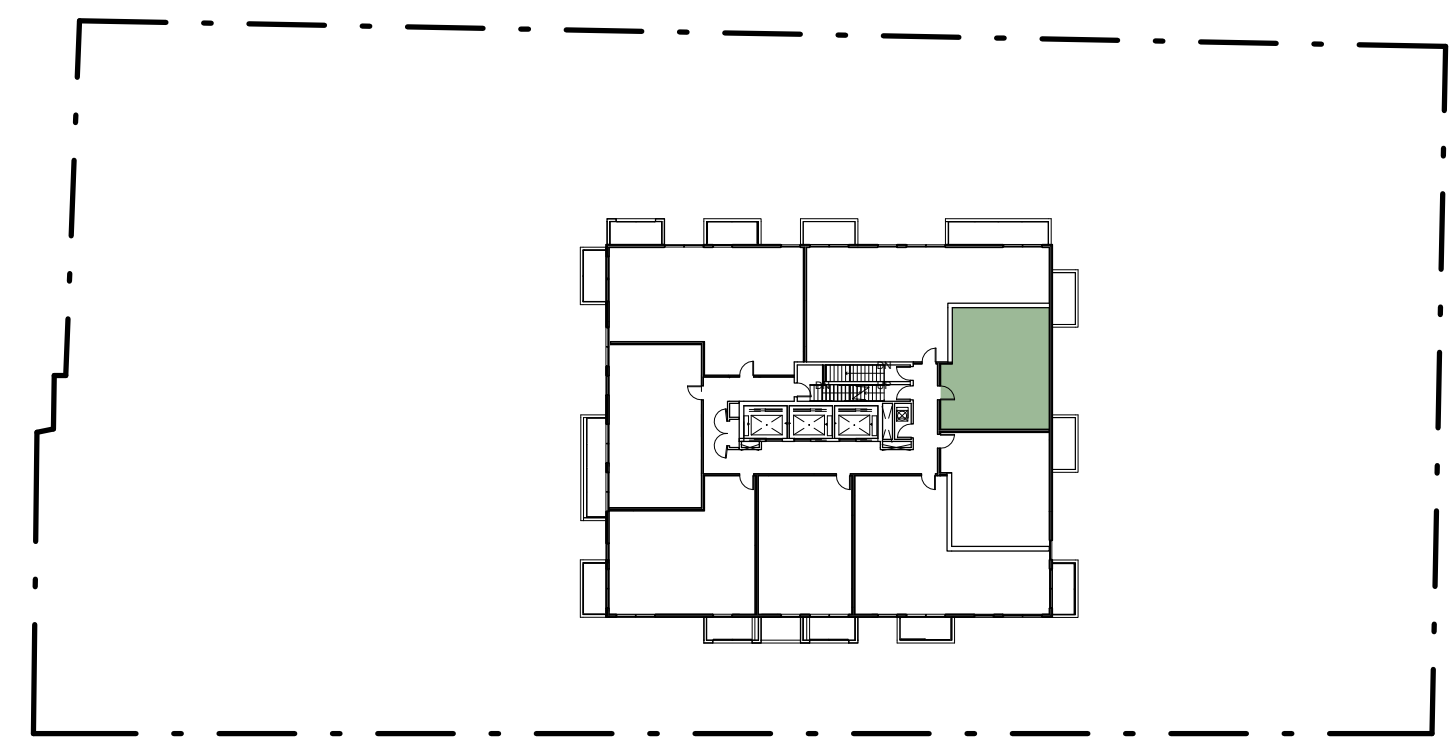
LEVEL 9
TOTAL ROOF AREA 382 ms
PRIVATE TERRACE AREA 70 ms
OUTDOOR AMENITY TERRACE 312 ms
GREEN ROOF AREA 0 ms



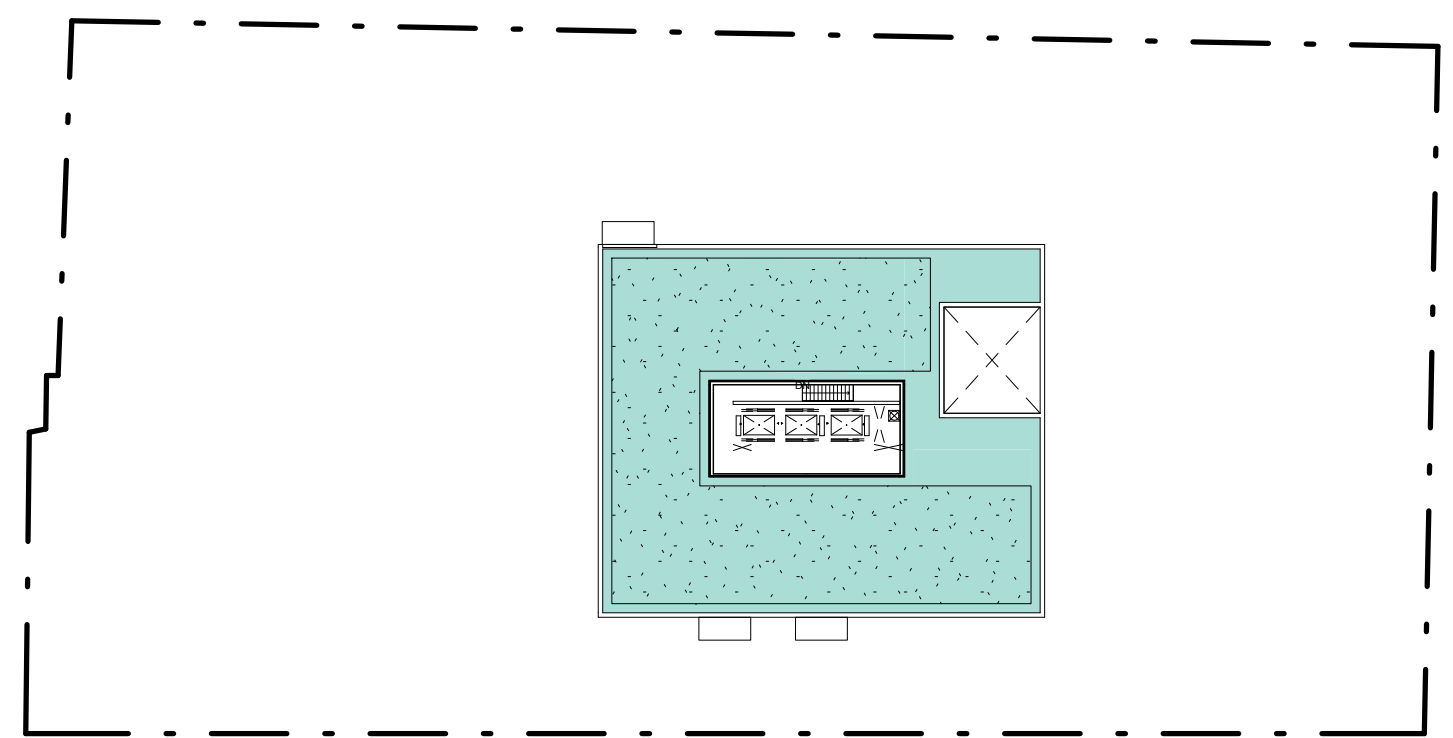
LEVEL 10
TOTAL ROOF AREA 158 ms
PRIVATE TERRACE AREA 158 ms
OUTDOOR AMENITY TERRACE 0 ms
GREEN ROOF AREA 0 ms



LEVEL 12
TOTAL ROOF AREA 198 ms
PRIVATE TERRACE AREA 179 ms
OUTDOOR AMENITY TERRACE 0 ms
GREEN ROOF AREA 0 ms



LEVEL 14
TOTAL ROOF AREA 55 ms
PRIVATE TERRACE AREA 0 ms
OUTDOOR AMENITY TERRACE 0 ms
GREEN ROOF AREA 0 ms



ROOF
TOTAL ROOF AREA 613 ms
PRIVATE TERRACE AREA 0 ms
OUTDOOR AMENITY TERRACE 0 ms
GREEN ROOF AREA 420ms

TORONTO GREEN ROOF BYLAW:

Available Roof Space is defined as the total roof area of the building excluding areas designated for renewable energy devices, private terraces and residential outdoor amenity space to a maximum of 2m² per residential unit

TOTAL ROOF AREA (ALL TYPES)	
FLOOR 2	243 m ²
FLOOR 3	0 m ²
FLOOR 4	0 m ²
FLOOR 5	376 m ²
FLOOR 6	39 m ²
FLOOR 7	0 m ²
FLOOR 8	0 m ²
FLOOR 9	382 m ²
FLOOR 10	158 m ²
FLOOR 11	0 m ²
FLOOR 12	198 m ²
FLOOR 13	0 m ²
FLOOR 14	48.1 m ²
LEVEL 14 ROOF	613 m ²
ELEVATOR OVERRUN ROOF	65 m ²
SUBTOTAL	2122 m²

PRIVATE RESIDENTIAL ROOF TERRACE AREA	
FLOOR 2	243 m ²
FLOOR 3	0 m ²
FLOOR 4	0 m ²
FLOOR 5	295 m ²
FLOOR 6	39 m ²
FLOOR 7	0 m ²
FLOOR 8	0 m ²
FLOOR 9	70 m ²
FLOOR 10	158 m ²
FLOOR 11	0 m ²
FLOOR 12	179 m ²
FLOOR 13	0 m ²
FLOOR 14	0 m ²
LEVEL 14 ROOF	0 m ²
ELEVATOR OVERRUN ROOF	0 m ²
SUBTOTAL	603.9 m²

ROOFTOP RESIDENTIAL OUTDOOR AMENITY SPACE

OUTDOOR AMENITY SPACE REQUIRED AS PER CITY OF TORONTO ZONING BYLAW: 2 m ² / UNIT	480 m ²
RESIDENTIAL OUTDOOR AMENITY SPACE PROVIDED AT GRADE	168 m ²
RES. OUTDOOR AMENITY ROOFTOP TERRACE AREA PROVIDED	312.4 m ²
ROOFTOP RESIDENTIAL OUTDOOR AMENITY SPACE DEDUCTIBLE FROM AVAILABLE ROOF SPACE	312 m ²
SUBTOTAL	-12 m²

AREA OF RENEWABLE ENERGY DEVICES

SUBTOTAL	0 m²
-----------------	------------------------

AVAILABLE ROOF AREA

FLOOR 2	0 m ²
FLOOR 3	0 m ²
FLOOR 4	0 m ²
FLOOR 5	81 m ²
FLOOR 6	0 m ²
FLOOR 7	0 m ²
FLOOR 8	0 m ²
FLOOR 9	0 m ²
FLOOR 10	0 m ²
FLOOR 11	0 m ²
FLOOR 12	19 m m ²
FLOOR 13	0 m ²
FLOOR 14	-48.1 m ²
LEVEL 14 ROOF	613 m ²
ELEVATOR OVERRUN ROOF	65 m ²
SUBTOTAL	626.1 m²

GREEN ROOF AREA REQUIRED

TOTAL GROSS FLOOR AREA:	19282.8 m ²	
TOTAL AVAILABLE GREEN ROOF AREA	626.1 m ²	
FOR GFA:		
2000-4999 m ²	20% AVAIL. AREA	m ²
5000-9999 m ²	30% AVAIL. AREA	m ²
10000-14999 m ²	40% AVAIL. AREA	m ²
15000-19999 m ²	50% AVAIL. AREA	413.05 m ²
20000 m ² OR GREATER	60% AVAIL. AREA	m ²
SUBTOTAL	413.05 m²	

GREEN ROOF AREA PROVIDED

FLOOR 2	0 m ²
FLOOR 3	0 m ²
FLOOR 4	0 m ²
FLOOR 5	0 m ²
FLOOR 6	0 m ²
FLOOR 7	0 m ²
FLOOR 8	0 m ²
FLOOR 9	0 m ²
FLOOR 10	0 m ²
FLOOR 11	0 m ²
FLOOR 12	0 m ²
FLOOR 13	0 m ²
FLOOR 14	0 m ²
LEVEL 14 ROOF	420 m ²
ELEVATOR OVERRUN ROOF	0 m ²
SUBTOTAL	420 m²
TOTAL GREEN ROOF COVERAGE	50.3%

ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

project no: 12-113
scale: 1:500
drawn by: Author
reviewed by: Checker
date: 03/05/13

Teeple Architects

1 GARDEN STREET TORONTO, ONTARIO
416-598-0551 TEL INFO@TEEPLEARCH.COM FAX 416-598-1705

GREEN ROOF KEYPLANS

A002

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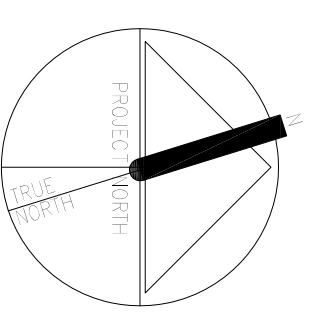
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Teeple Architects Inc.

Architectural:
TEEPLE ARCHITECTS INC.

METRIC SCALE DRAWING
FIRST FLOOR ELEV. 0.0m

no. issued / revised date:
1 ISSUED FOR COORDINATION 2013-03-20



ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

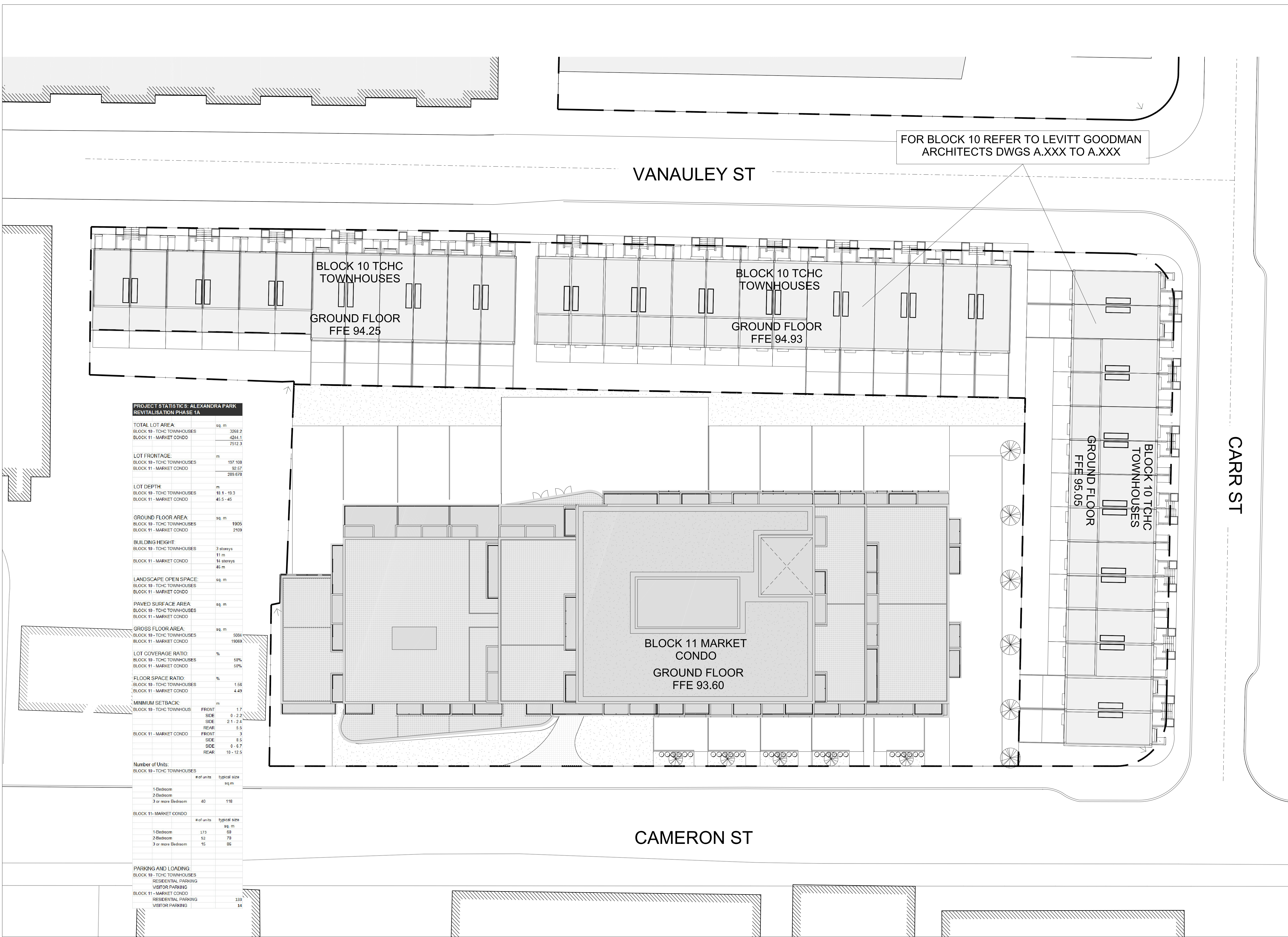
project no: 12-113
scale: 1:200
drawn by: Author
reviewed by: Checker
date: 03/13/13

Teeple Architects

6 CAMERON STREET TORONTO, ONTARIO
416-966-6664 TEL INFO@TEEPLEARCH.COM FAX:416-966-1755

BLOCK 10 + BLOCK 11 SITE PLAN

A101



PROJECT STATISTICS - ALEXANDRA PARK REVITALISATION PHASE 1A

TOTAL LOT AREA:	sq. m	3268.2
BLOCK 10 - TCHC TOWNHOUSES		4244.1
BLOCK 11 - MARKET CONDO		7512.3
LOT FRONTAGE:		
BLOCK 10 - TCHC TOWNHOUSES	m	197.108
BLOCK 11 - MARKET CONDO		92.57
		289.678
LOT DEPTH:		
BLOCK 10 - TCHC TOWNHOUSES	m	18.1 - 19.3
BLOCK 11 - MARKET CONDO		45.5 - 45
GROUND FLOOR AREA:		
BLOCK 10 - TCHC TOWNHOUSES	sq. m	1905
BLOCK 11 - MARKET CONDO		2109
BUILDING HEIGHT:		
BLOCK 10 - TCHC TOWNHOUSES	storeys	3
BLOCK 11 - MARKET CONDO		14
		45 m
LANDSCAPE OPEN SPACE:		
BLOCK 10 - TCHC TOWNHOUSES	sq. m	
BLOCK 11 - MARKET CONDO		
PAVED SURFACE AREA:		
BLOCK 10 - TCHC TOWNHOUSES	sq. m	
BLOCK 11 - MARKET CONDO		
GROSS FLOOR AREA:		
BLOCK 10 - TCHC TOWNHOUSES	sq. m	5084
BLOCK 11 - MARKET CONDO		19089
LOT COVERAGE RATIO:		
BLOCK 10 - TCHC TOWNHOUSES	%	58%
BLOCK 11 - MARKET CONDO		50%
FLOOR SPACE RATIO:		
BLOCK 10 - TCHC TOWNHOUSES	%	1.56
BLOCK 11 - MARKET CONDO		4.49
MINIMUM SETBACK:		
BLOCK 10 - TCHC TOWNHOUSES	m	1.7
	FRONT	0 - 2.2
	SIDE	2.1 - 2.4
	REAR	5.5
BLOCK 11 - MARKET CONDO		3
	FRONT	8.5
	SIDE	0 - 6.7
	REAR	10 - 12.5
Number of Units:		
BLOCK 10 - TCHC TOWNHOUSES	# of units	typical size
		sq. m
1 Bedroom		
2 Bedroom		
3 or more Bedroom	40	118
BLOCK 11 - MARKET CONDO	# of units	typical size
		sq. m
1 Bedroom	173	69
2 Bedroom	52	79
3 or more Bedroom	15	95
PARKING AND LOADING:		
BLOCK 10 - TCHC TOWNHOUSES		
RESIDENTIAL PARKING		
VISITOR PARKING		
BLOCK 11 - MARKET CONDO		
RESIDENTIAL PARKING	133	
VISITOR PARKING	14	

TORONTO GREEN STANDARDS STATISTICS:

GENERAL PROJECT DESCRIPTION:	
TOTAL GROSS FLOOR AREA (per green roof by-law definition)	19282.8 m ²
BREAKDOWN OF PROJECT COMPONENTS:	
RESIDENTIAL	19282.8 m ²
RETAIL	0.0 m ²
COMMERCIAL	0.0 m ²
INDUSTRIAL	0.0 m ²
INSTITUTIONAL/OTHER	0.0 m ²
TOTAL RESIDENTIAL UNITS	240

	REQUIRED	PROPOSED
AUTOMOBILE INFRASTRUCTURE		
NUMBER OF PARKING SPACES:	157	147
AS PER CITY OF TORONTO POLICY AREA 1 STANDARD		
NUMBER OF PARKING SPACES WITH ROUGHED IN CONDUIT (RESIDENTIAL):	EACH ADDITIONAL SPACE OVER MIN PARKING REQ.	N/A
NUMBER OF PARKING SPACES WITH ROUGHED IN CONDUIT (COMMERCIAL):	EACH ADDITIONAL SPACE OVER MIN PARKING REQ.	N/A

	REQUIRED	PROPOSED
CYCLING INFRASTRUCTURE		
NUMBER OF OCCUPANT BICYCLE PARKING (0.8/UNIT)	192.0	192.0
NUMBER OF VISITOR BICYCLE PARKING (0.2/UNIT)	48.0	48.0
NUMBER OF RETAIL OCCUPANT BICYCLE PARKING (0.2/100m ² GFA)	0.0	0.0
NUMBER OF RETAIL VISITOR BICYCLE PARKING (0.3/100m ² GFA)	0.0	0.0
NUMBER OF OCCUPANT BICYCLE PARKING AT GRADE (5% OF TOTAL REQUIRED):	10	192.0
NUMBER OF VISITOR BICYCLE PARKING AT GRADE:	48	48.0
NUMBER OF MALE SHOWER/CHANGE FACILITIES:	N/A	N/A
NUMBER OF FEMALE SHOWER/CHANGE FACILITIES:	N/A	N/A

URBAN HEAT ISLAND REDUCTION: AT GRADE		
TOTAL NON-ROOF HARDSCAPE AREA:	0	0 m ²
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR HEAT ISLAND:	50	0 m ²
PERCENTAGE OF NON-ROOF HARDSCAPE TREATED WITH:		
HIGH ALBEDO SURFACE MATERIAL:	0	0 m ²
OPEN-GRID PAVEMENT:	0	0 m ²
SHADE:	0	0 m ²
NUMBER OF INTERNAL SHADE TREES IN SURFACE PARKING AREA:	N/A	N/A

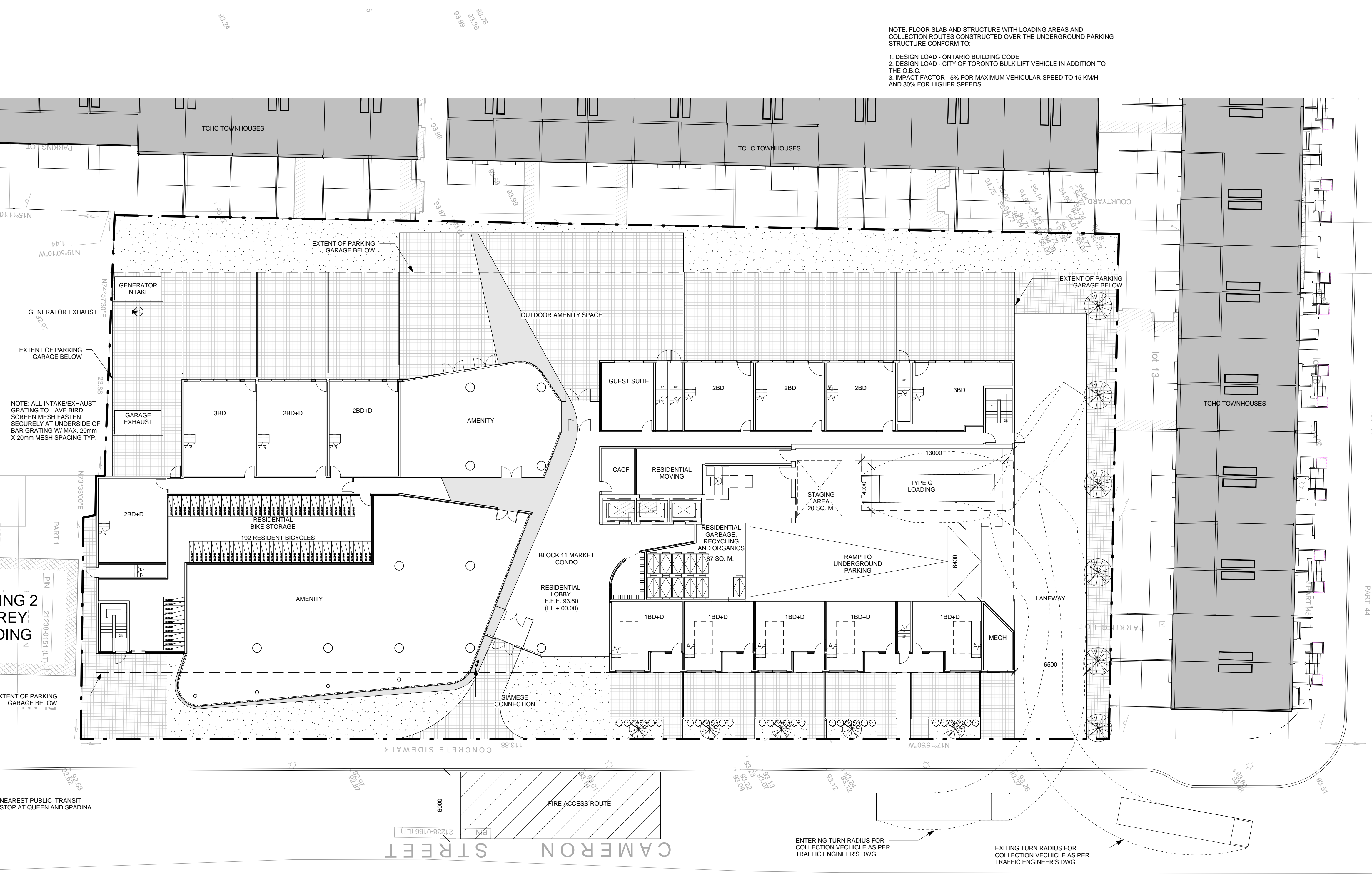
URBAN HEAT ISLAND REDUCTION: ROOF		
AVAILABLE ROOF SPACE:		
FLOOR 9	81	m ²
FLOOR 10	19	m ²
FLOOR 14	48.1	m ²
LEVEL 14 ROOF	613	m ²
ELEVATOR OVER-RUN ROOF	65	m ²
TOTAL	726.1	m ²
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF:	420	m ²
PERCENTAGE OF AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF:	57.8	%

WATER EFFICIENCY		
LANDSCAPE AREA PLANTED WITH WATER EFFICIENT PLANTS:	0	0 m ²
LANDSCAPE AREA PLANTED WITH NATIVE SPECIES:	0	0 m ²

URBAN FOREST		
TOTAL AREA OF SOFT LANDSCAPING:	0	0 m ²
TOTAL AREA OF ON-SITE TREES PLANTED:	0	0 m ²

NATURAL HERITAGE SITE		
TOTAL NUMBER OF SPECIES PLANTED:	0	0
TOTAL NUMBER OF NATIVE SPECIES:	0	0

STORAGE AND COLLECTION OF RECYCLING AND ORGANIC WASTE		
SIZE OF SEPARATE RECYCLING ROOM:	N/A	N/A



NOTE: FLOOR SLAB AND STRUCTURE WITH LOADING AREAS AND COLLECTION ROUTES CONSTRUCTED OVER THE UNDERGROUND PARKING STRUCTURE CONFORM TO:

- DESIGN LOAD - ONTARIO BUILDING CODE
- DESIGN LOAD - CITY OF TORONTO BULK LIFT VEHICLE IN ADDITION TO THE O.B.C.
- IMPACT FACTOR - 5% FOR MAXIMUM VEHICULAR SPEED TO 15 KM/H AND 30% FOR HIGHER SPEEDS

NOTE: ALL INTAKE/EXHAUST GRATINGS TO HAVE BIRD SCREEN MESH FASTEN SECURELY AT UNDERSIDE OF BAR GRATING W/ MAX. 20mm X 20mm MESH SPACING TYP.

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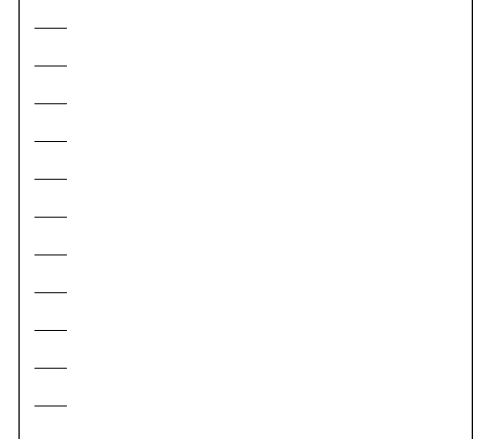
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Architectural:
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METRIC SCALE DRAWING
FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/01/13



ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

project no: 12-113
scale: 1:200
drawn by: Author
checked by: Checker
date: 02/07/13

Teeple Architects

1 CAMERON STREET TORONTO, ONTARIO
416-598-0551 TEL INFO@TEEPLEARCH.COM FAX 416-598-1705

SITE PLAN

A102

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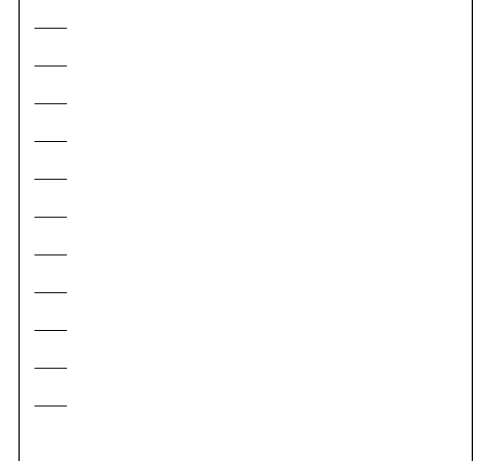
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Architectural:
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 FIRST FLOOR ELEV. 0.0m

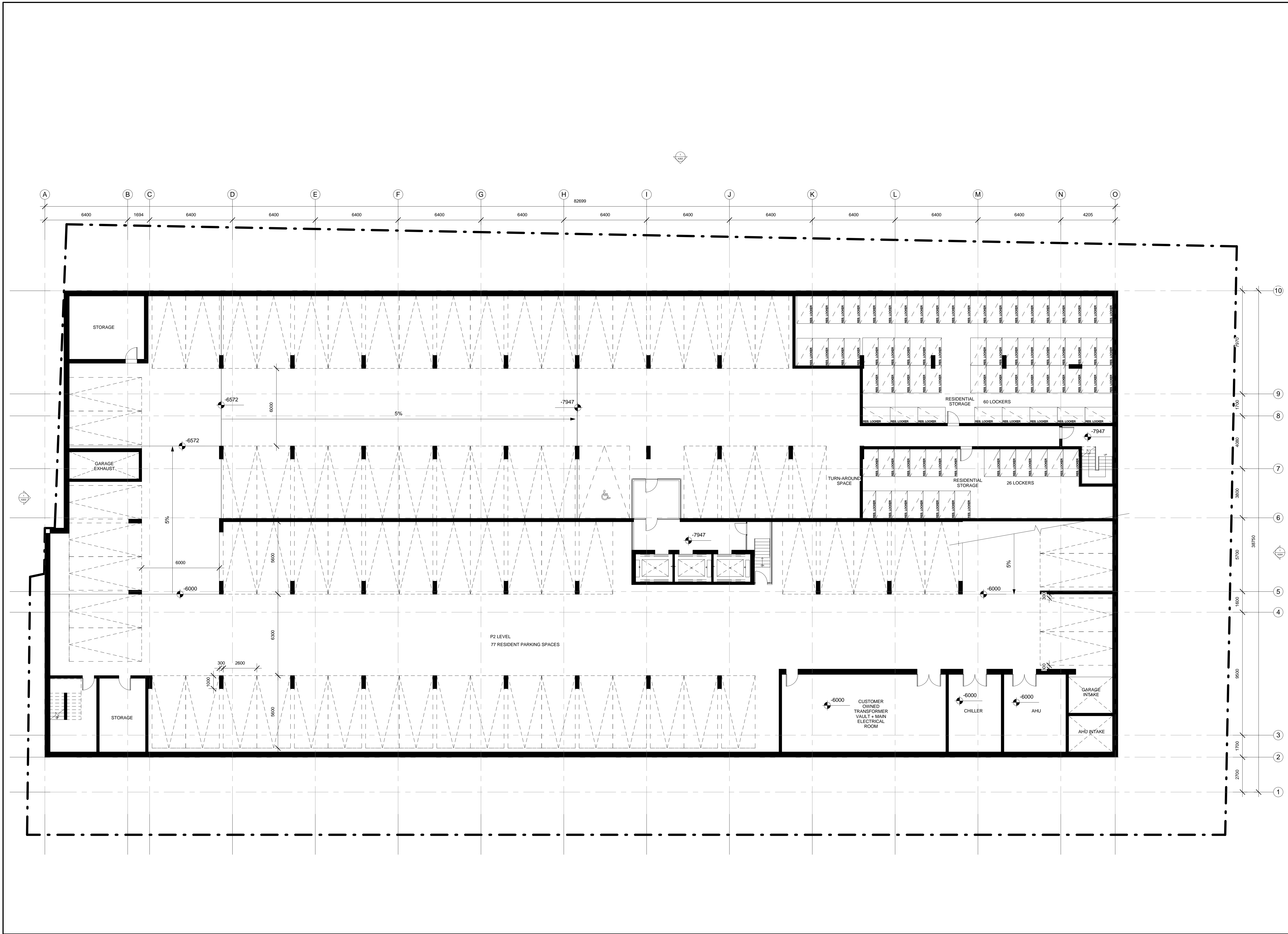
no. issued / revised date:
 1 ISSUED FOR COORDINATION 2003/2013



ALEXANDRA PARK - BLOCK 11
 TORONTO, ONTARIO

project no: 12-113
 scale: 1:125
 drawn by: Author
 reviewed by: Checker
 date: 01/16/13

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P2 PLAN

A200

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Architectural:
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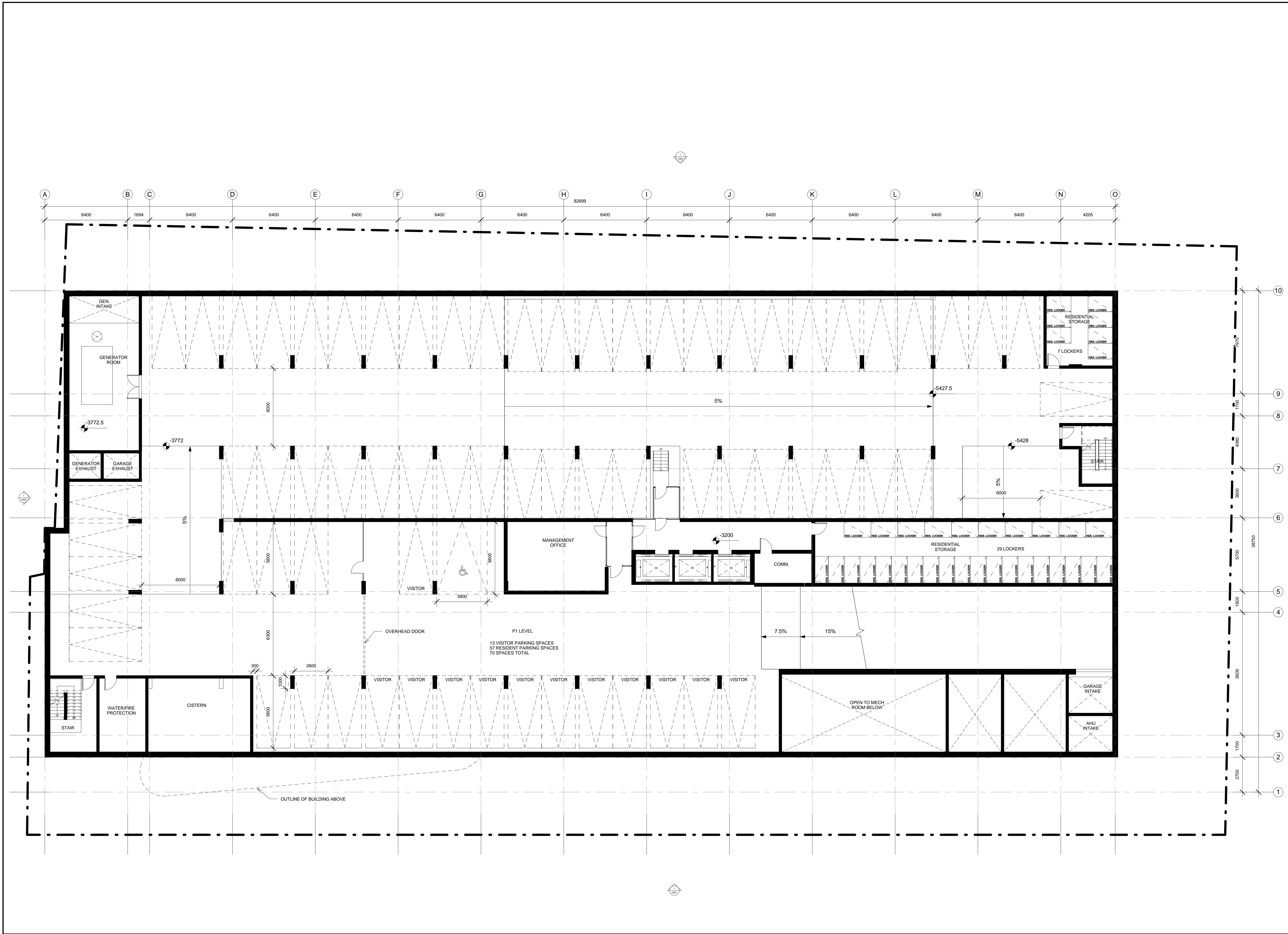
project no: 12-113
 scale: 1:125
 drawn by: Author
 reviewed by: Checker
 date: 01/16/13

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P1 PLAN

A201



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Architectural:
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project no: 12-113
 scale: 1:125
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 reviewed by: Checker
 date: 01/16/13

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GROUND FLOOR

A203

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Architectural:
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no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/2013

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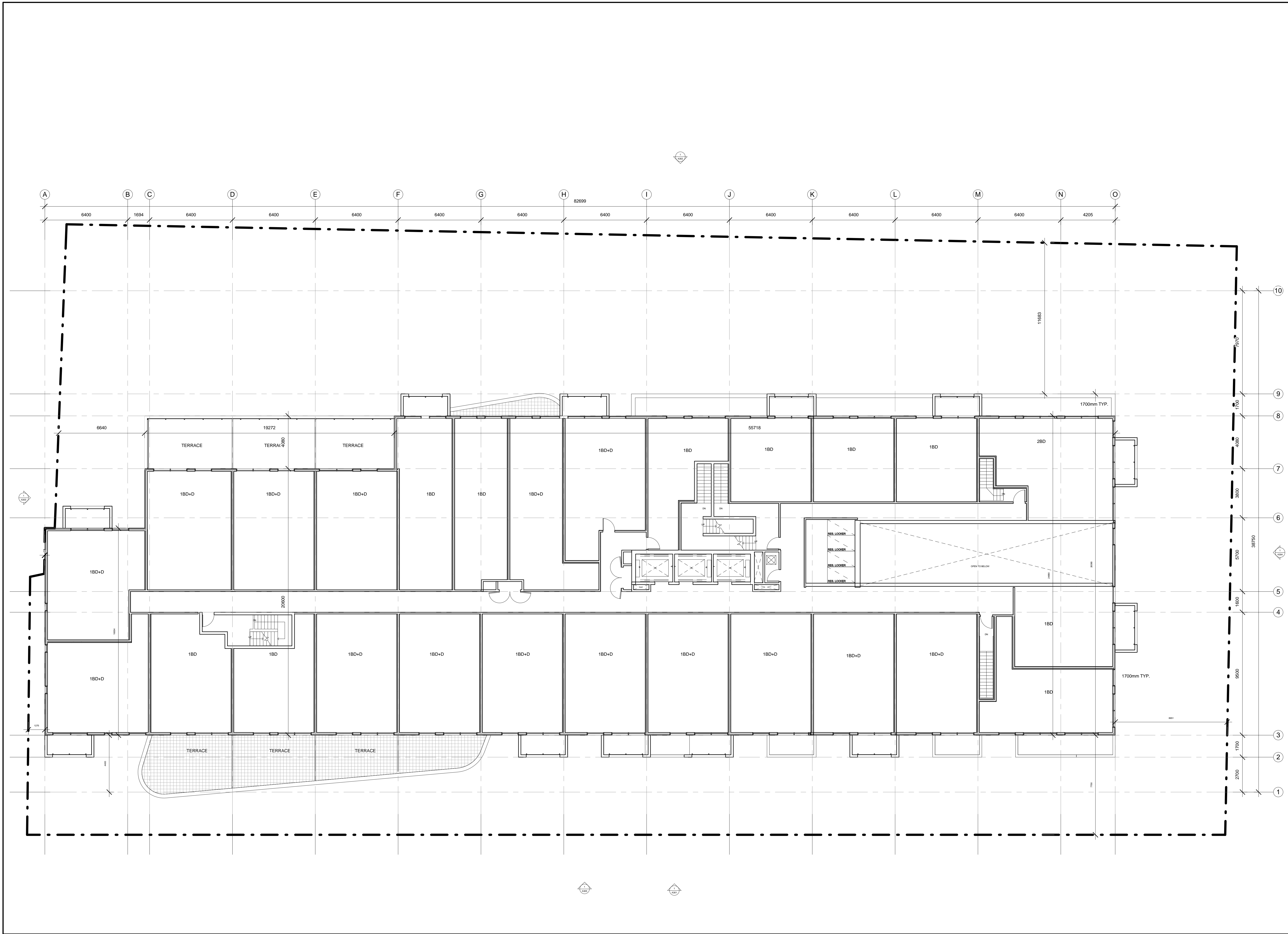
ALEXANDRA PARK - BLOCK 11
 TORONTO, ONTARIO

project no:	12-113
scale:	1:125
drawn by:	Author
reviewed by:	Checker
date:	01/16/13

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LEVEL 2

A204



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Architectural:
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no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/01/3

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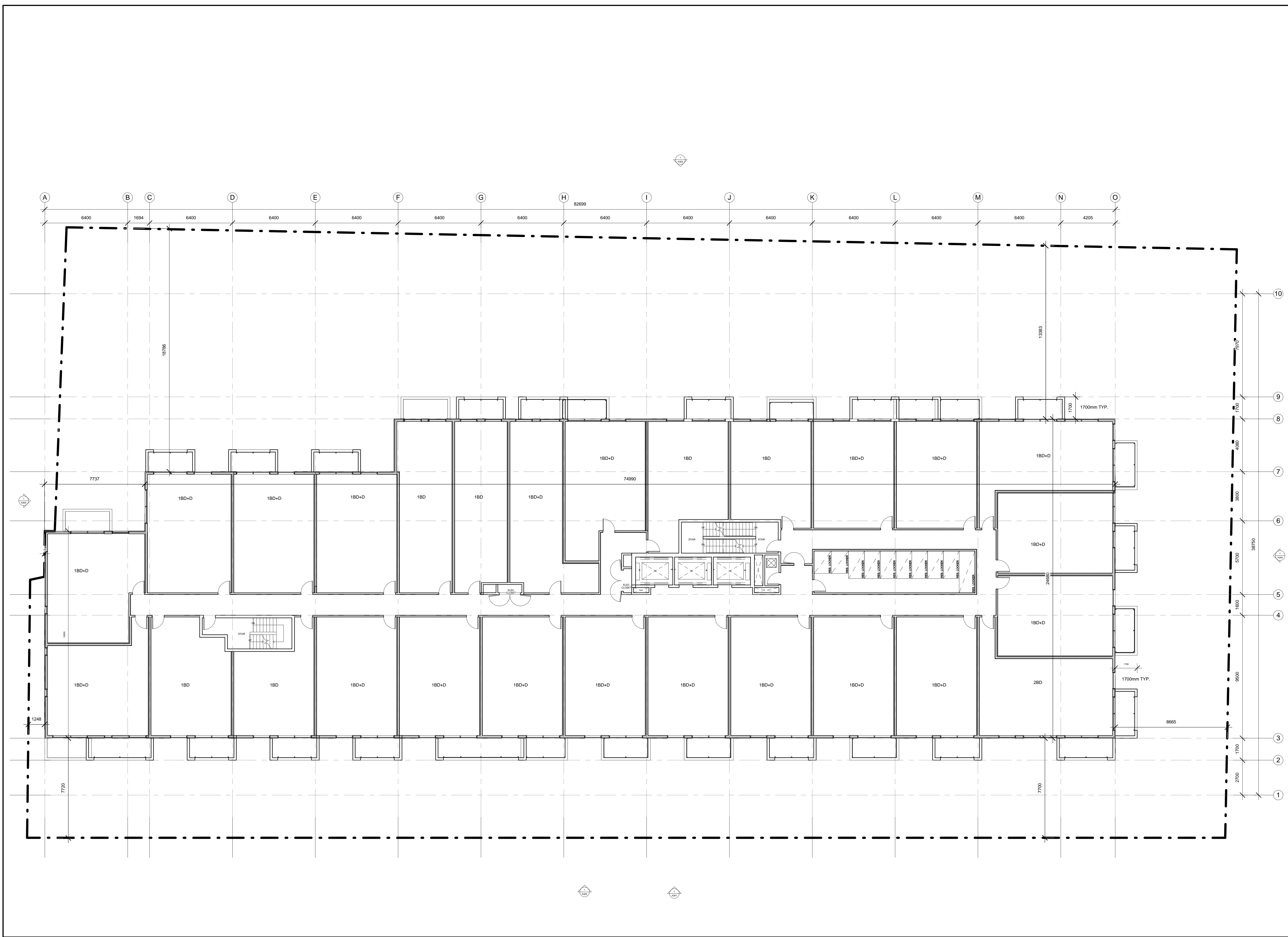
ALEXANDRA PARK - BLOCK 11
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project no: 12-113
 scale: 1:125
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LEVEL 3

A205



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Architectural:
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no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/01/3

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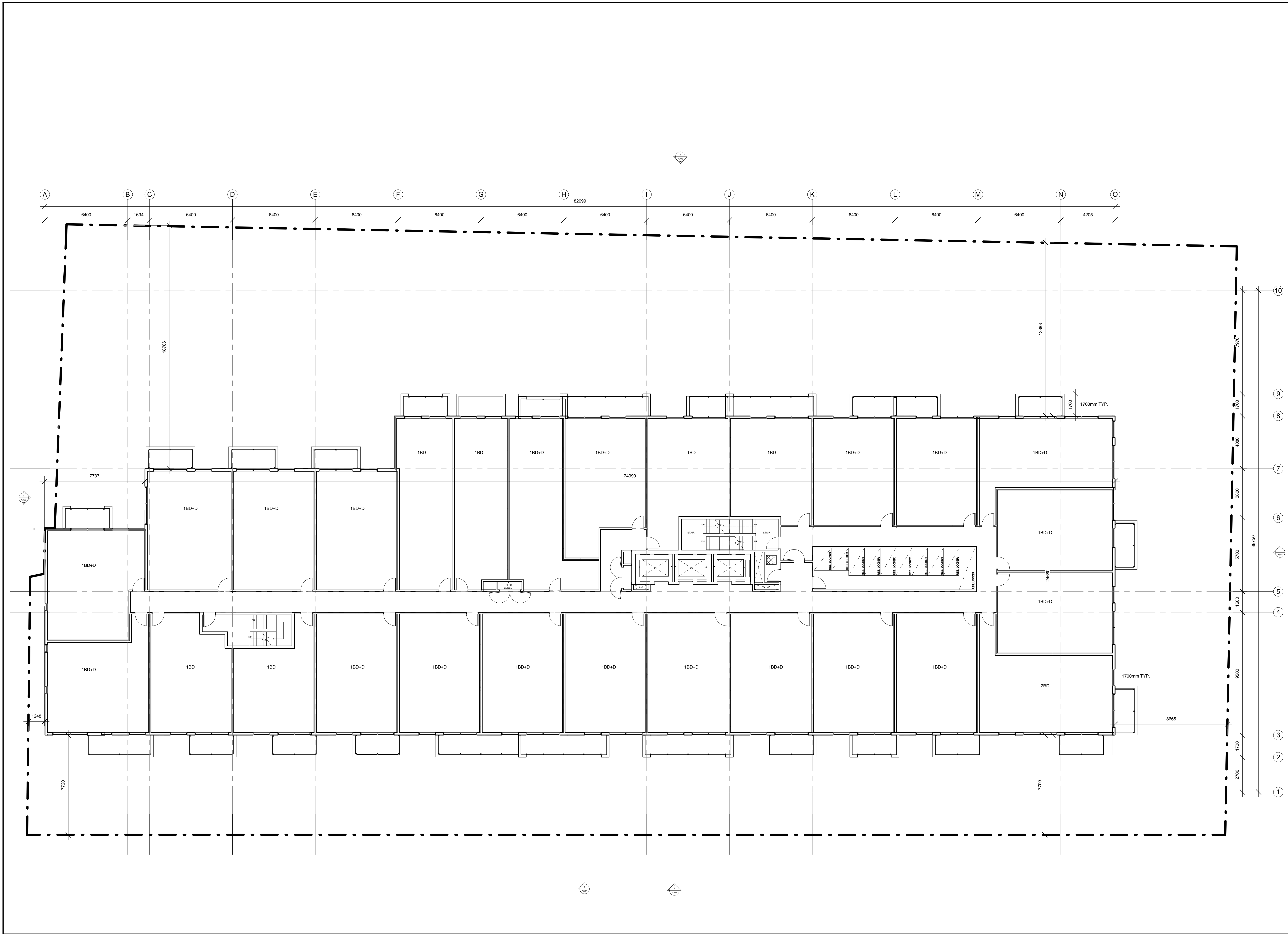
ALEXANDRA PARK - BLOCK 11
 TORONTO, ONTARIO

project no: 12-113
 scale: 1:125
 drawn by: Author
 reviewed by: Checker
 date: 01/16/13

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LEVEL 4

A206



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Architectural:
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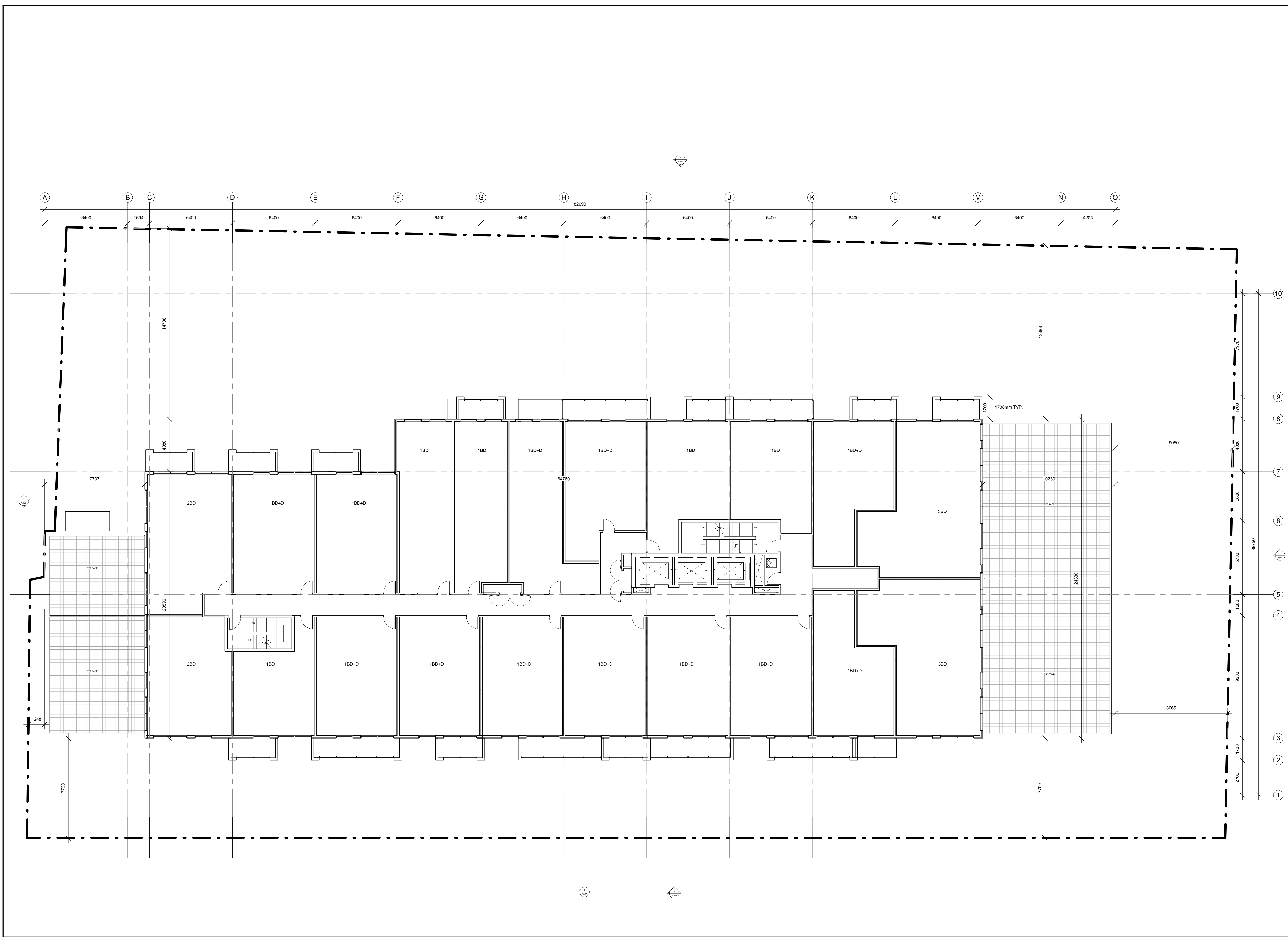
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project no: 12-113
 scale: 1:125
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 reviewed by: Checker
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LEVEL 5

A207



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1. A copy of the contract documents.

2. A copy of the site plan.

3. A copy of the zoning by-law.

4. A copy of the building code.

5. A copy of the fire code.

6. A copy of the fire department's approval.

7. A copy of the fire department's permit.

8. A copy of the fire department's inspection report.

9. A copy of the fire department's certificate of occupancy.

10. A copy of the fire department's final report.

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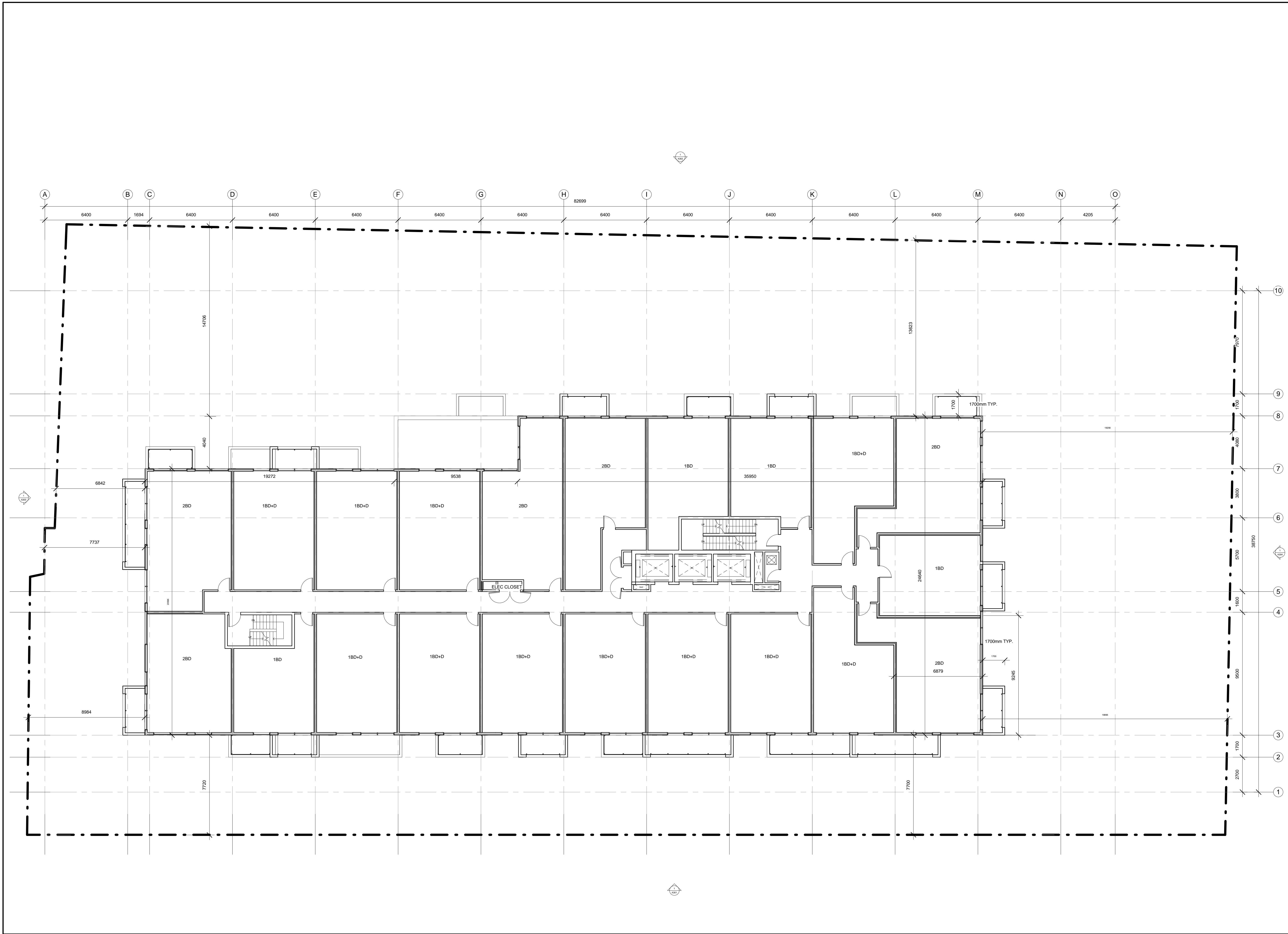
project no: 12-113
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 drawn by: Author
 reviewed by: Checker
 date: 01/16/13

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LEVEL 6

A208



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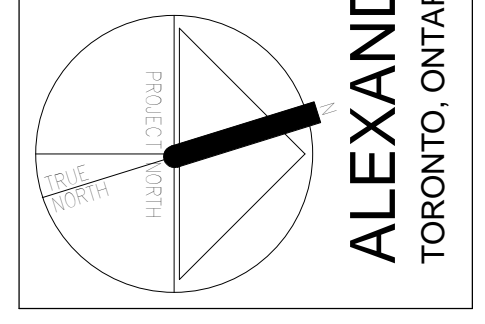
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Architectural:
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no.	issued / revised	date:
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ALEXANDRA PARK - BLOCK 11
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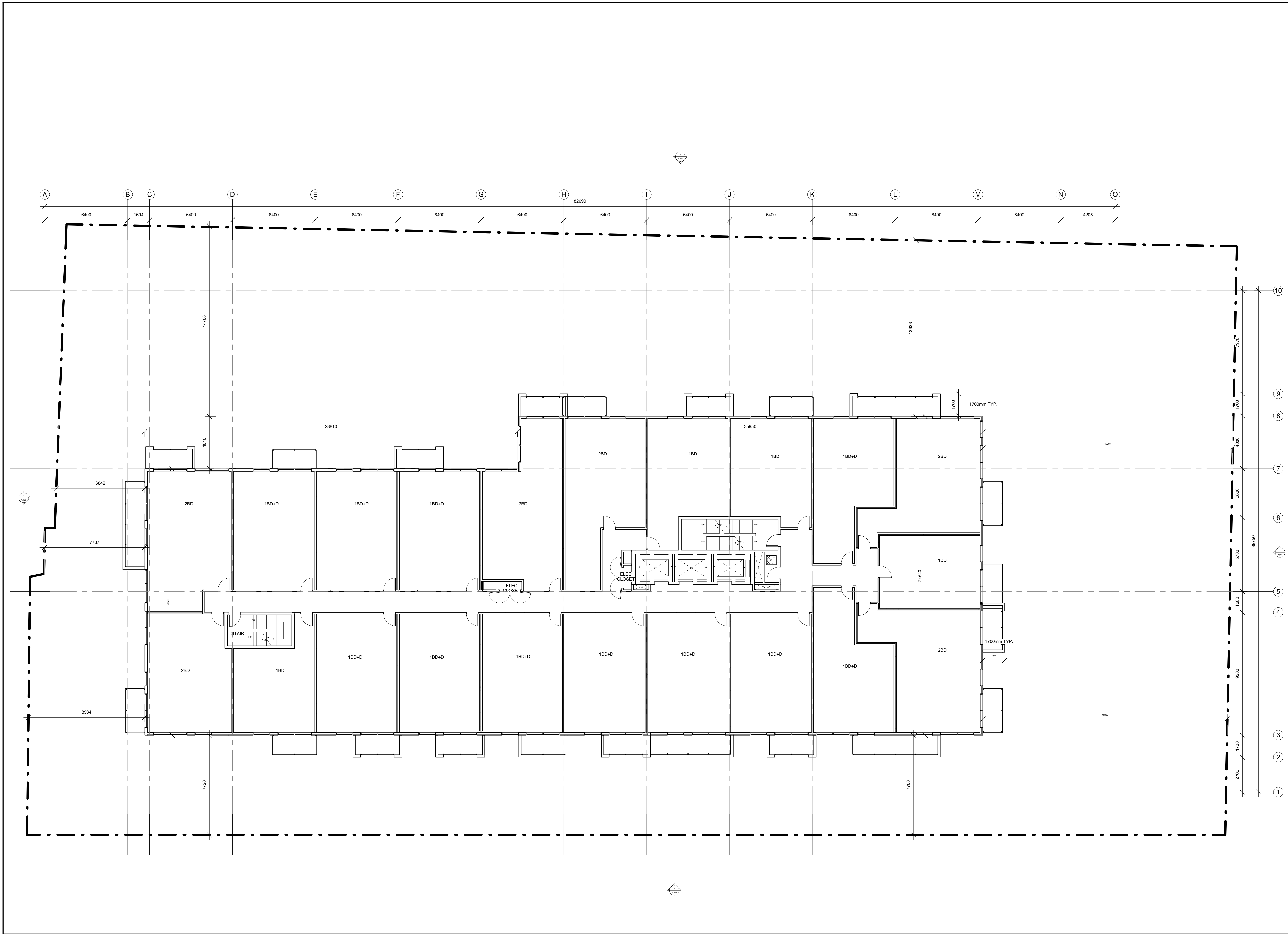


project no: 12-113
 scale: 1:125
 drawn by: Author
 reviewed by: Checker
 date: 01/16/13

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LEVEL 7

A209



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Architectural:
TEEPLE ARCHITECTS INC.

METRIC SCALE DRAWING
FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
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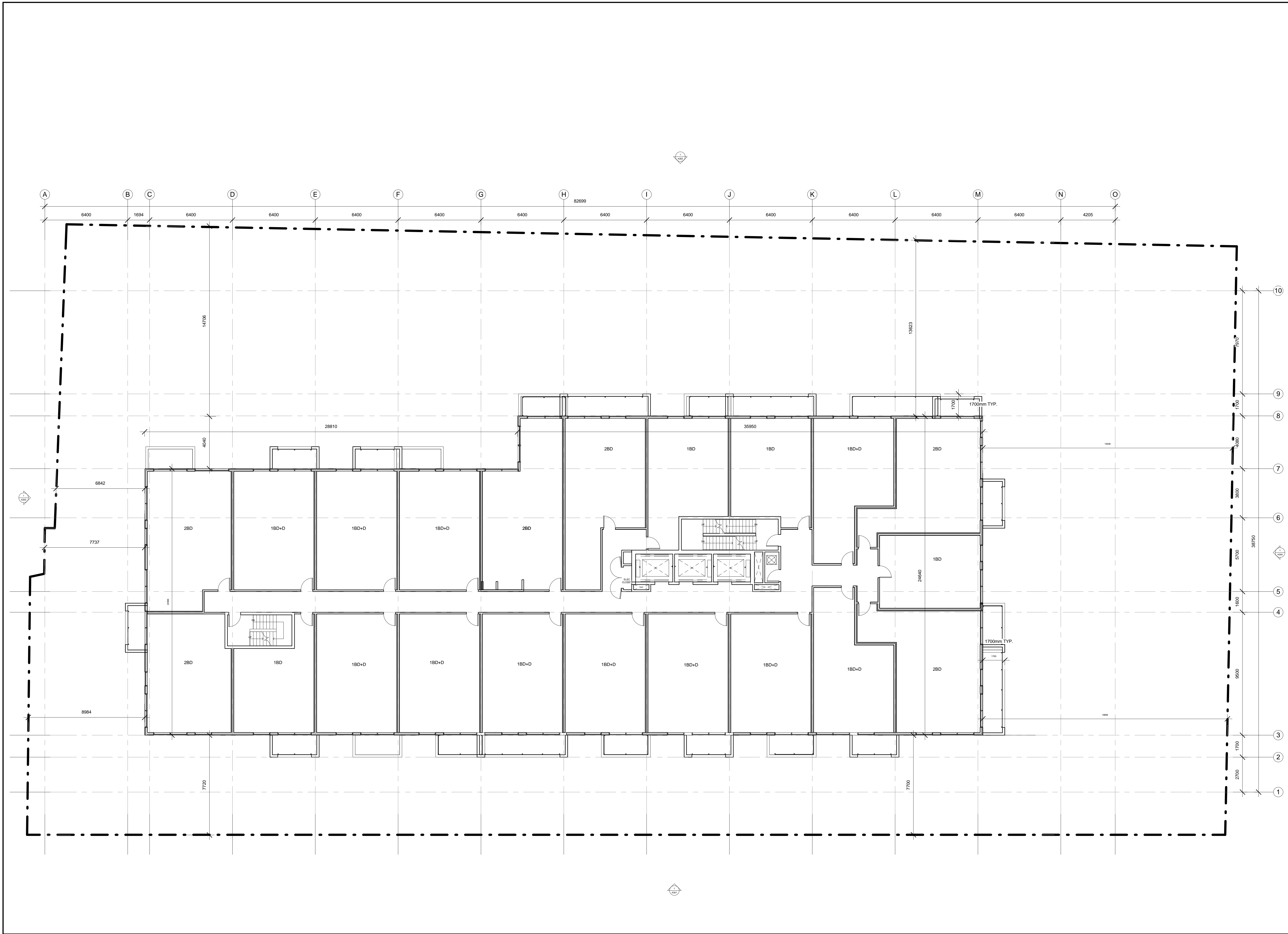
ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

project no: 12-113
scale: 1:125
drawn by: Author
reviewed by: Checker
date: 01/16/13

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LEVEL 8

A210



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Architectural:
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no.	issued / revised	date:
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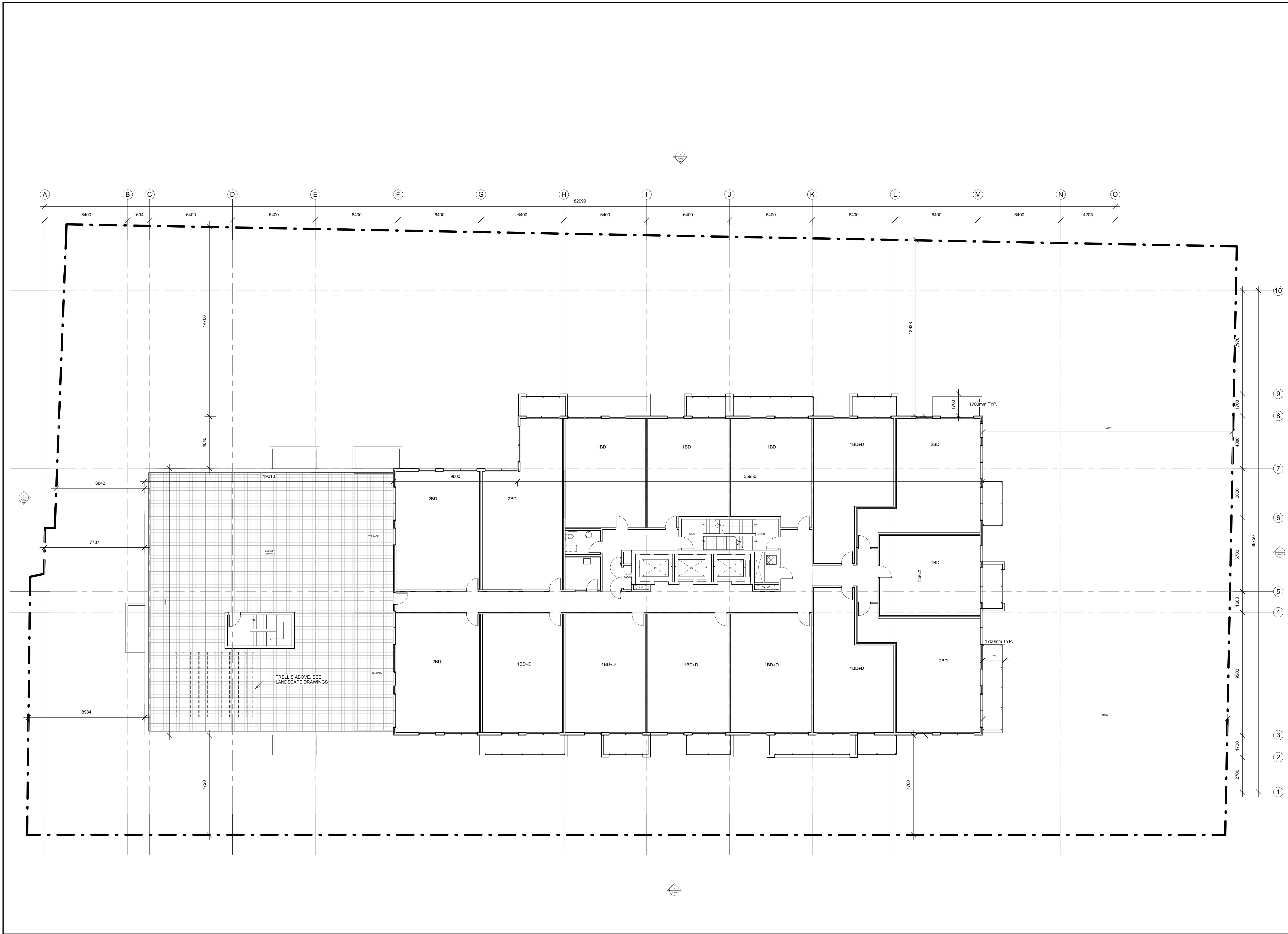
ALEXANDRA PARK - BLOCK 11
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project no: 12-113
 scale: 1:125
 drawn by: Author
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 date: 01/16/13

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LEVEL 9

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Architectural:
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METRIC SCALE DRAWING
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no.	issued / revised	date:
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ALEXANDRA PARK - BLOCK 11
 TORONTO, ONTARIO

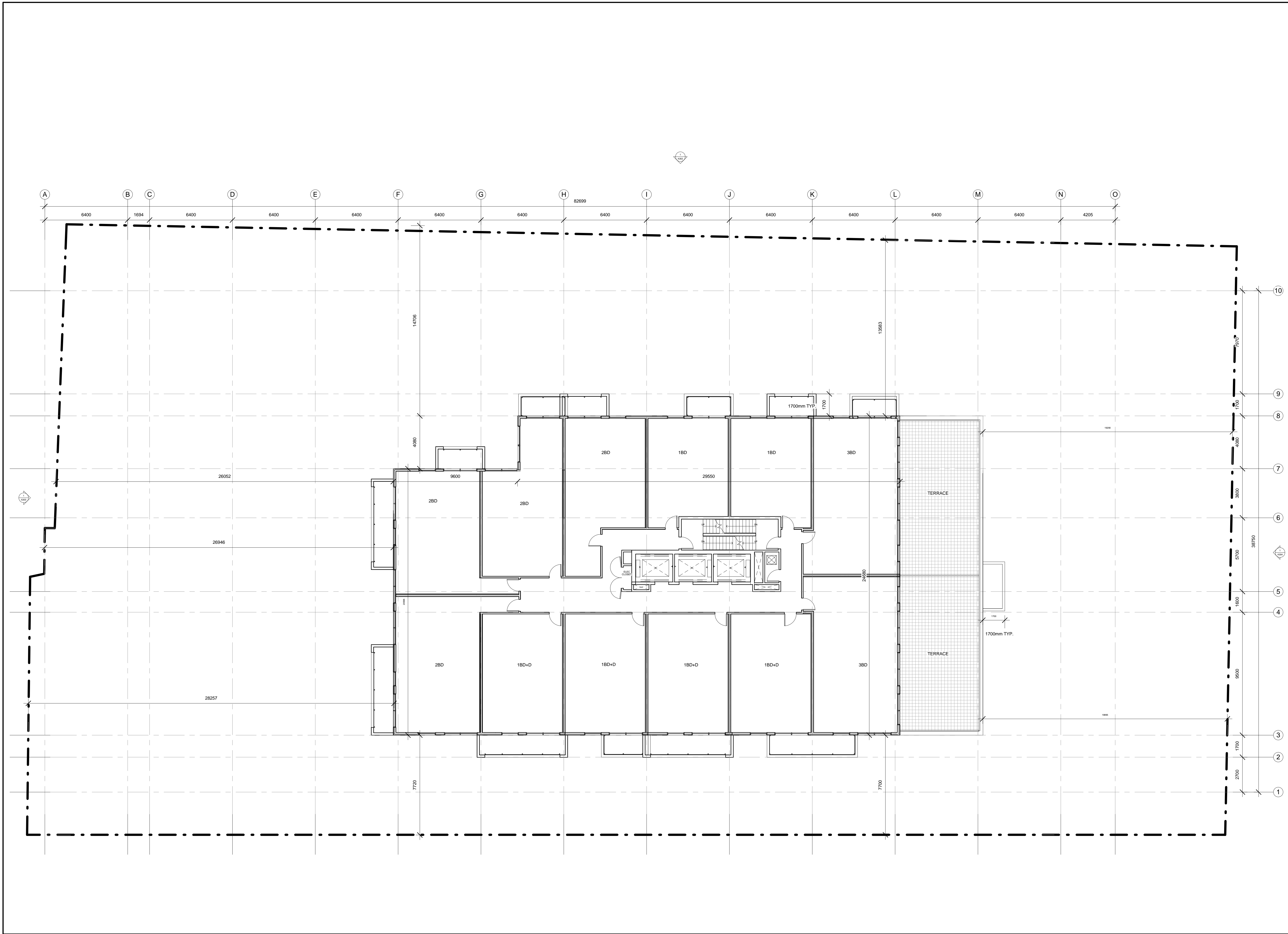
project no: 12-113
 scale: 1:125
 drawn by: Author
 reviewed by: Checker
 date: 01/16/13

Teeple Architects

1 CAMEL STREET TORONTO, ONTARIO
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LEVEL 10

A212



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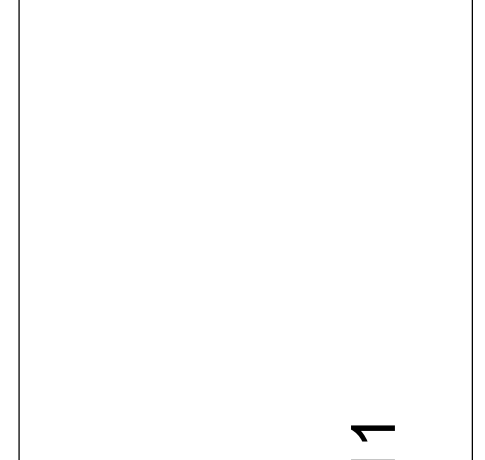
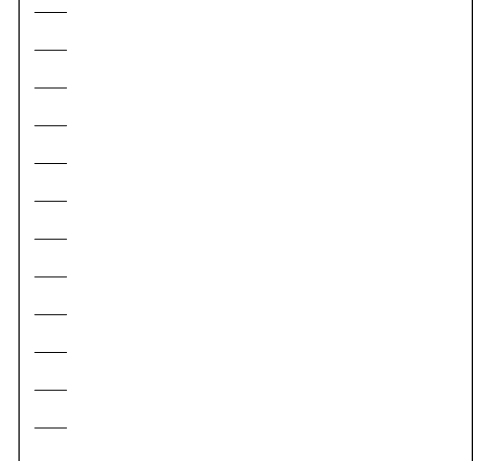
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Architectural:
 TEEPLE ARCHITECTS INC.

METRIC SCALE DRAWING
 FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/01/13



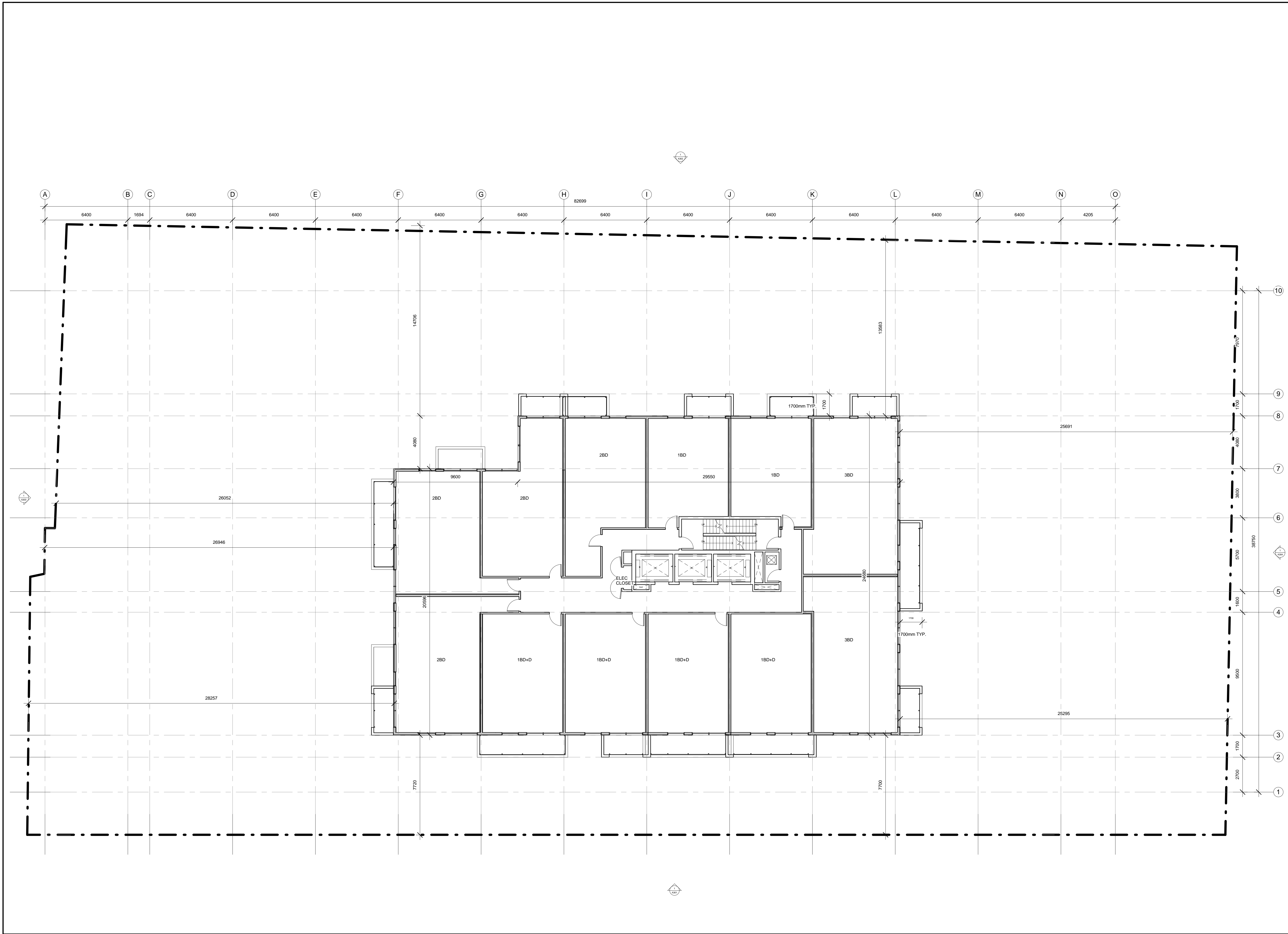
ALEXANDRA PARK - BLOCK 11
 TORONTO, ONTARIO

project no: 12-113
 scale: 1:125
 drawn by: Author
 reviewed by: Checker
 date: 01/16/13

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LEVEL 11

A213



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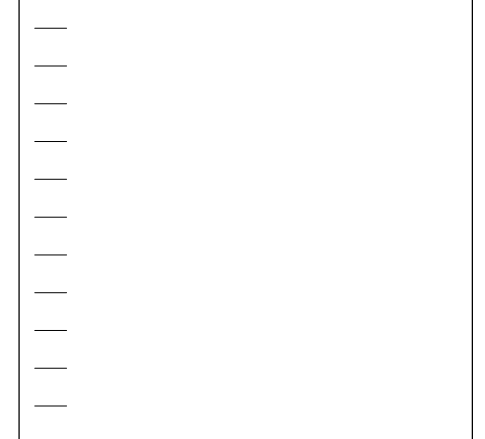
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Architectural:
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METRIC SCALE DRAWING
 FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/2013



ALEXANDRA PARK - BLOCK 11
 TORONTO, ONTARIO

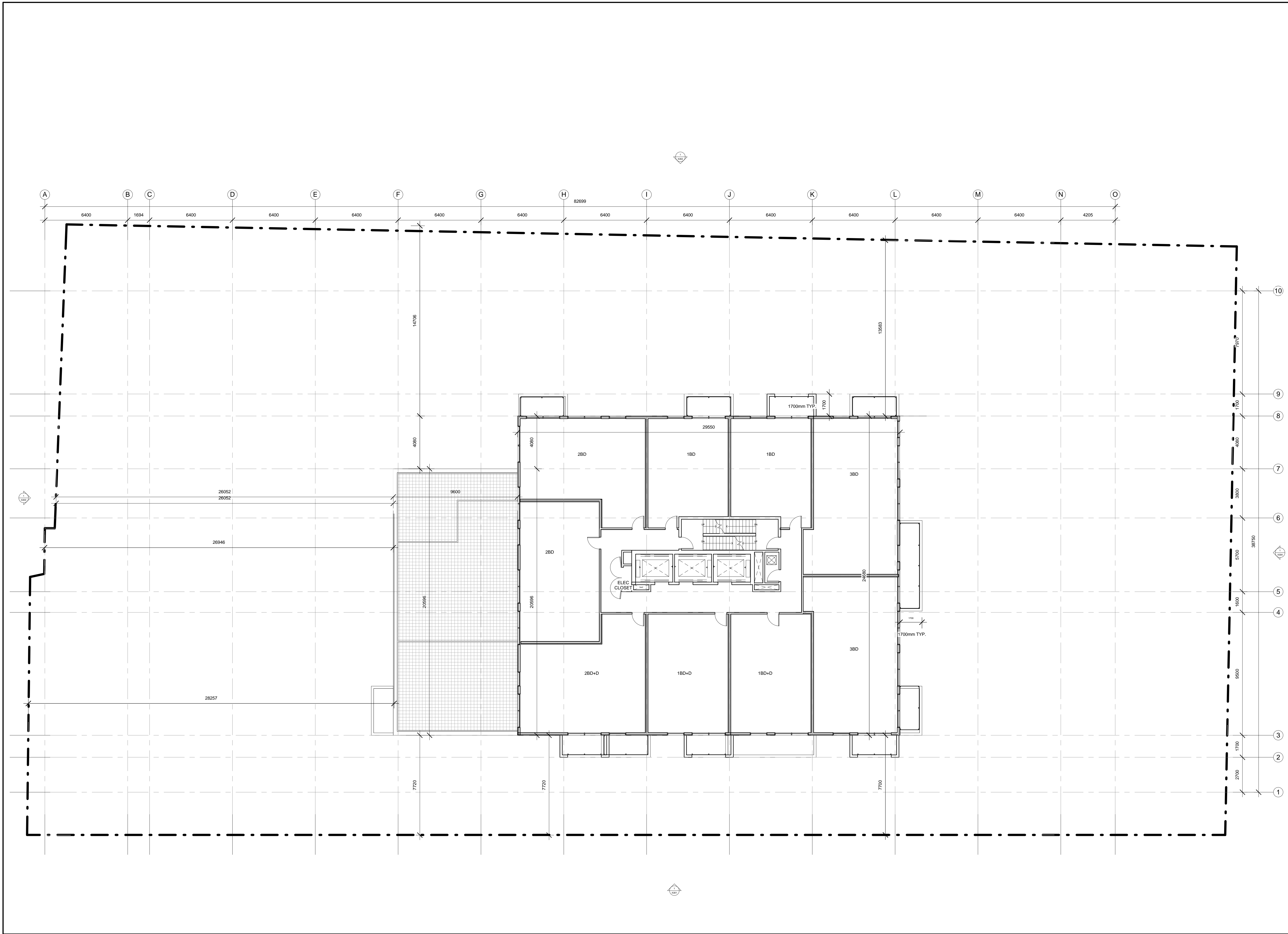
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 scale: 1:125
 drawn by: Author
 reviewed by: Checker
 date: 01/16/13

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LEVEL 12

A214



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Architectural:
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METRIC SCALE DRAWING
 FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/2013

ALEXANDRA PARK - BLOCK 11
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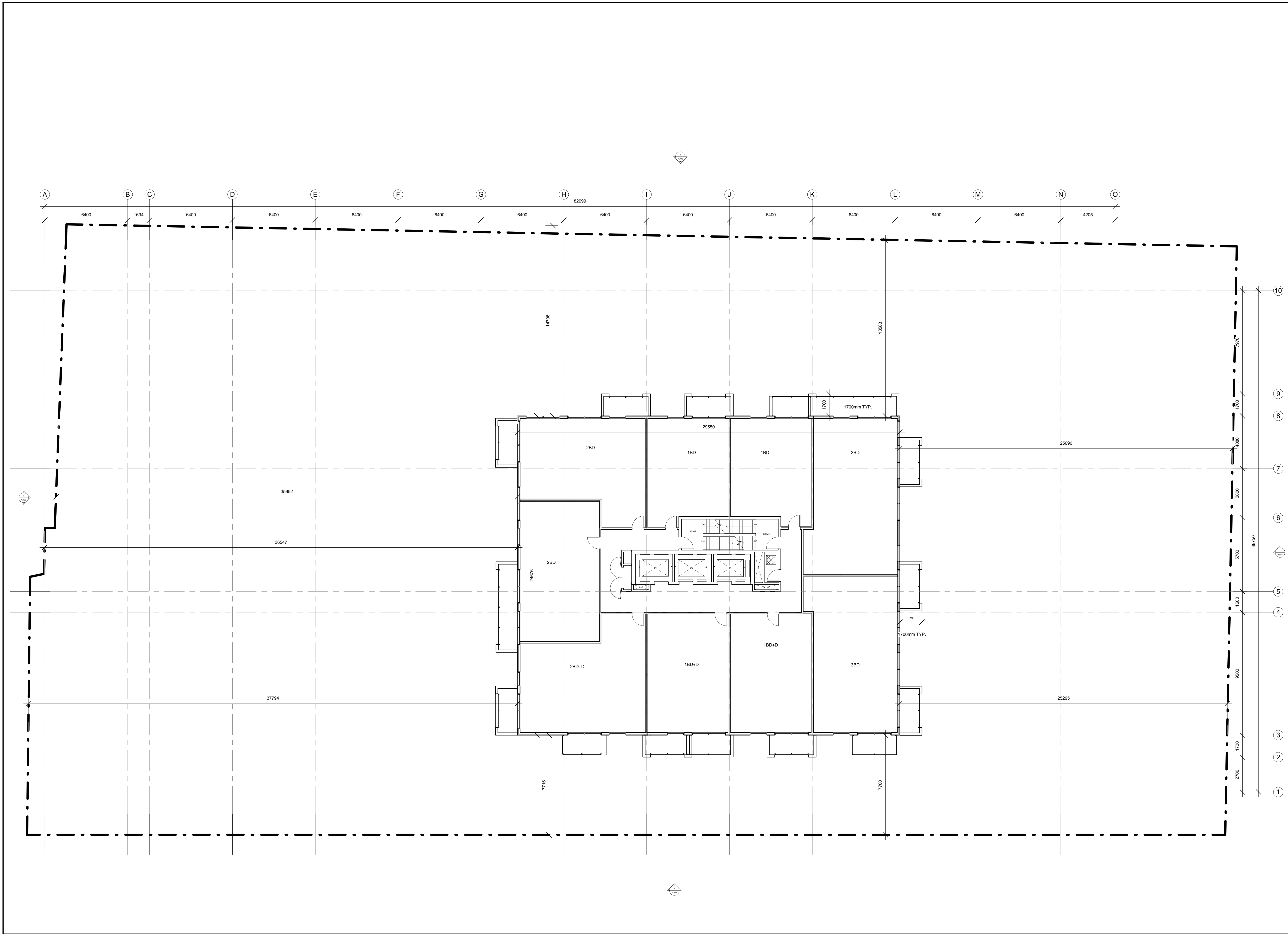
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 drawn by: Author
 reviewed by: Checker
 date: 01/16/13

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LEVEL 13

A215



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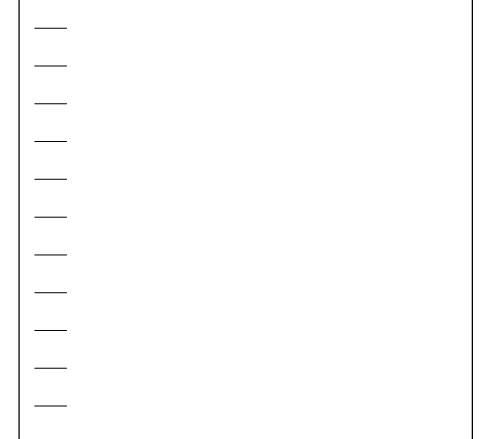
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Architectural:
TEEPLE ARCHITECTS INC.

METRIC SCALE DRAWING
FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/2013



ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

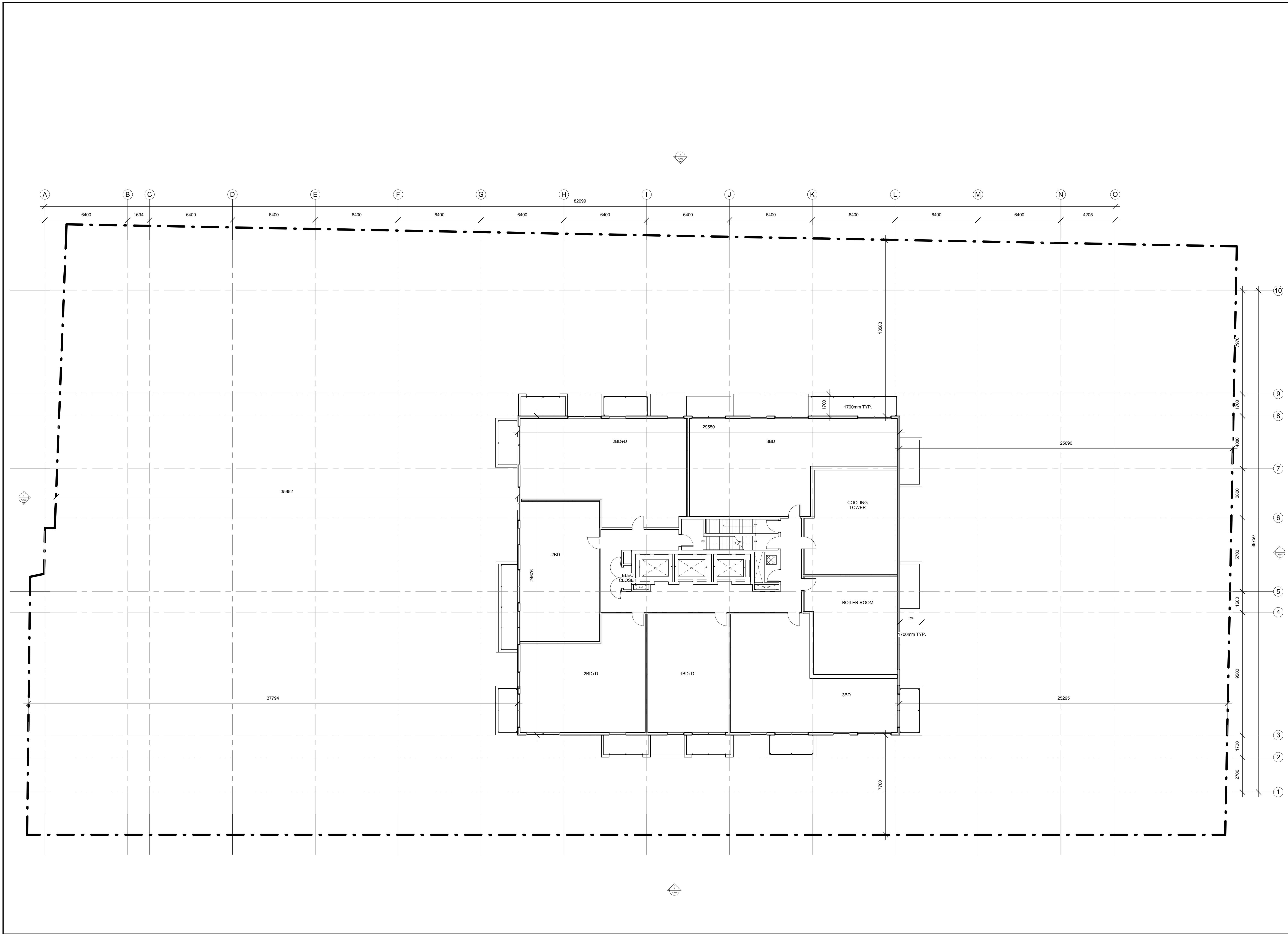
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scale: 1:125
drawn by: Author
reviewed by: Checker
date: 01/16/13

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LEVEL 14

A216



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Architectural:
TEEPLE ARCHITECTS INC.

METRIC SCALE DRAWING
FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/2013

ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

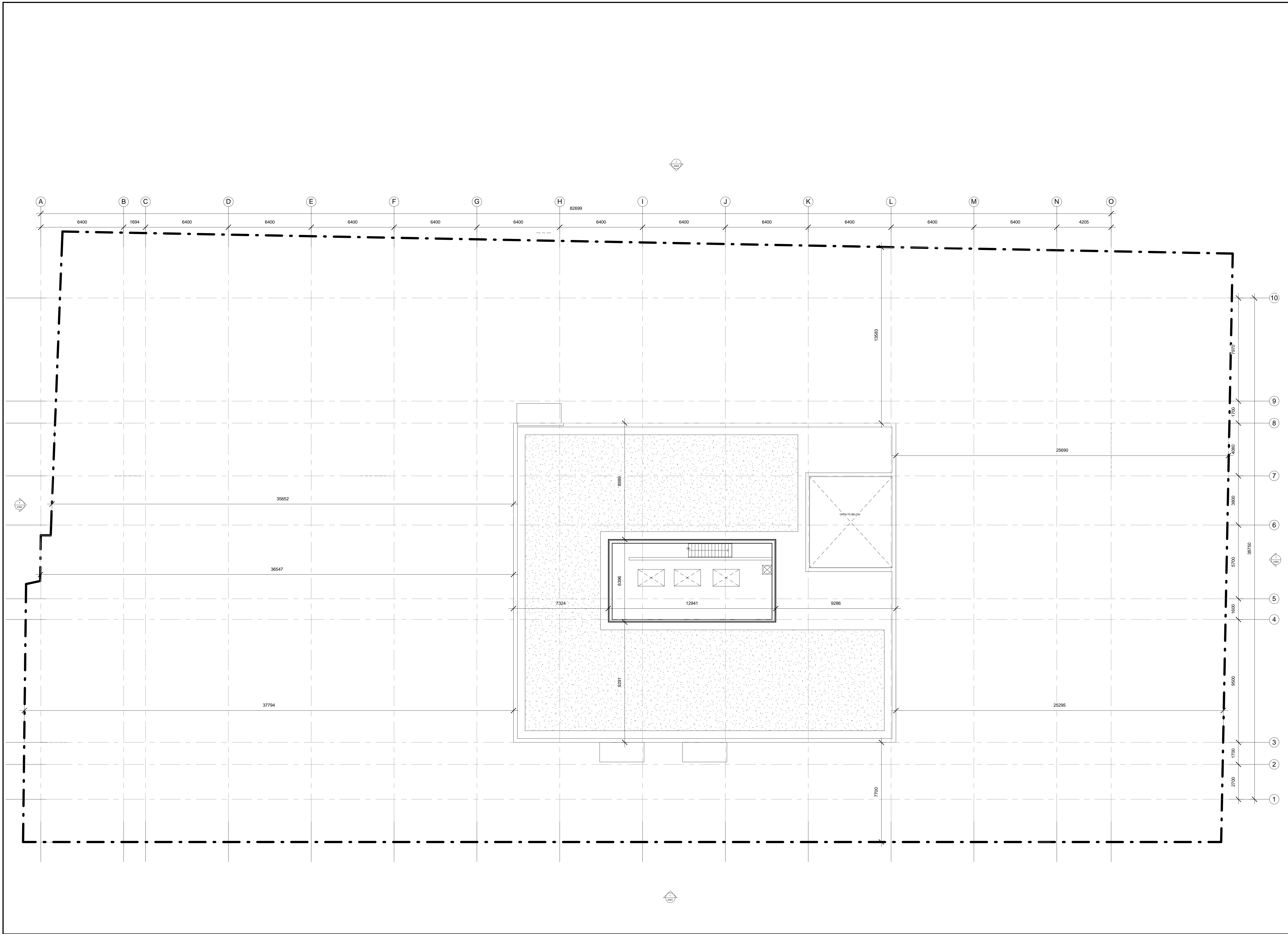
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scale: 1:125
drawn by: Author
reviewed by: Checker
date: 02/07/13

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ROOF PLAN - ELEVATOR OVERRUN

A218



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Architectural:
 TEEPLE ARCHITECTS INC.

METRIC SCALE DRAWING
 FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/2013

ALEXANDRA PARK - BLOCK 11
 TORONTO, ONTARIO

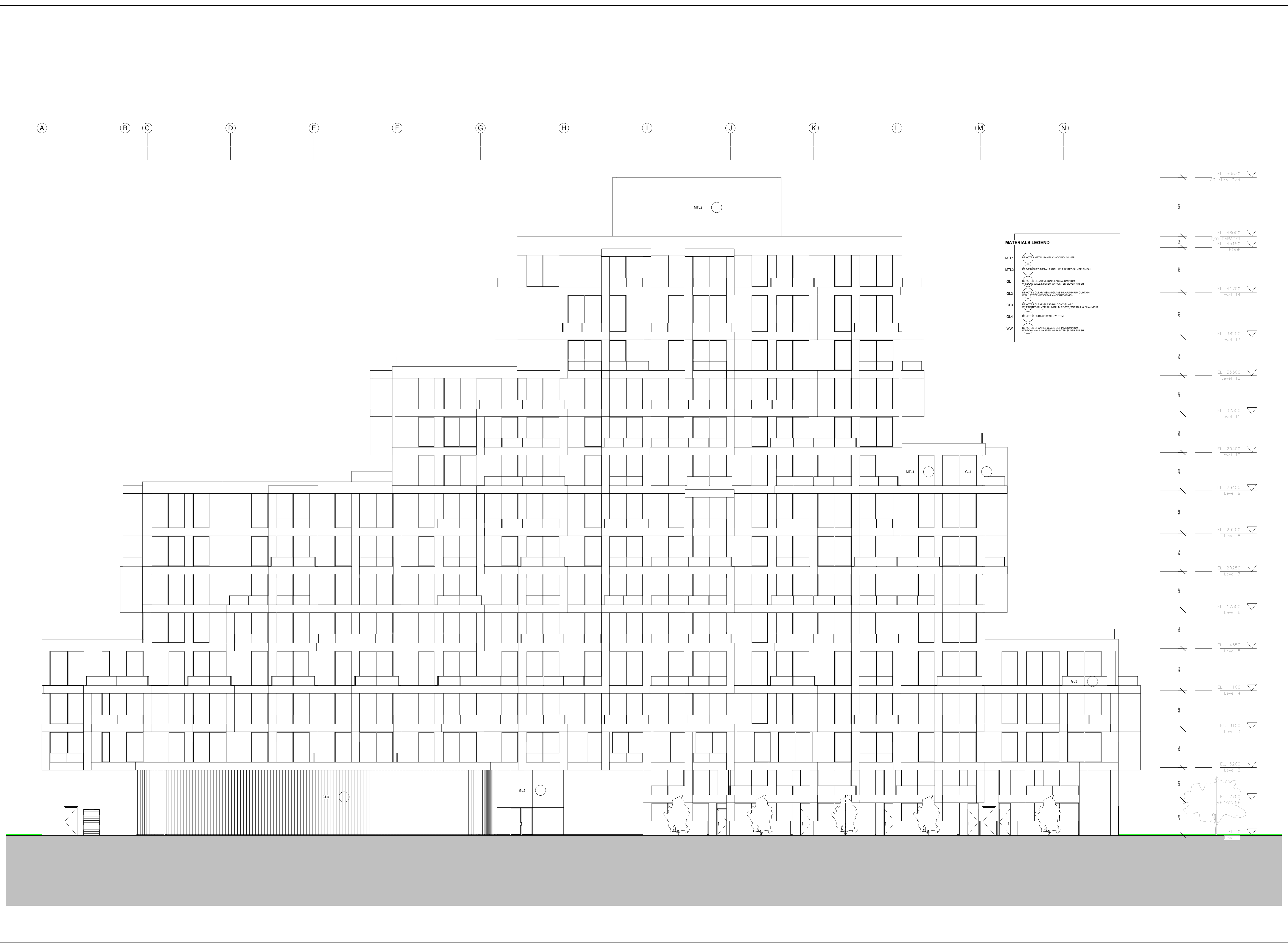
project no: 12-113
 scale: 1:125
 drawn by: AS
 reviewed by: MP
 date: 03/11/13

Teeple Architects

1 CARMEN STREET TORONTO, ONTARIO
 M5S 1A5
 416-598-0541 TEL INFO@TEEPLEARCH.COM FAX: 416-598-1705

ELEVATION - EAST

A301



MATERIALS LEGEND

- MTL1: COATED METAL PANEL CLADDING, SILVER
- MTL2: COATED METAL PANEL CLADDING, PAINTED SILVER FINISH
- GL1: COATED CLEAR VISION GLASS ALUMINUM WINDOW WALL SYSTEM W/ PAINTED SILVER FINISH
- GL2: COATED CLEAR VISION GLASS IN ALUMINUM CURTAIN WALL SYSTEM W/ CLEAR ANODIZED FINISH
- GL3: COATED CLEAR GLASS BALCONY GLAZING W/ PAINTED SILVER ALUMINUM PANELS, TOP RAIL & CHANNELS
- GL4: COATED CURTAIN WALL SYSTEM
- WW: COATED CHANNEL GLASS SET IN ALUMINUM WINDOW WALL SYSTEM W/ PAINTED SILVER FINISH

EL. 50530	17 th ELEV. 0/R
EL. 49500	1/0 th ROOF
EL. 45150	ROOF
EL. 41700	Level 14
EL. 38250	Level 13
EL. 36500	Level 12
EL. 32350	Level 11
EL. 29400	Level 10
EL. 26450	Level 9
EL. 23200	Level 8
EL. 20250	Level 7
EL. 17300	Level 6
EL. 14350	Level 5
EL. 11100	Level 4
EL. 8150	Level 3
EL. 5200	Level 2
EL. 2700	MEZZANINE
EL. 0	Level 1

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Architectural:
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METRIC SCALE DRAWING
FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/2013

ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

project no: 12-113
scale: 1:125
drawn by: AS
reviewed by: MP
date: 12/03/12

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416-598-0541 TEL INFO@TEEPLEARCH.COM FAX 416-598-1705

ELEVATION - WEST

A302

O N M L K J I H G F E D C B A

EL. 50530
1/0' ELEV. 0.0R

EL. 46000
1/0' PARAPET
EL. 45150
ROOF

EL. 41700
Level 14

EL. 38250
Level 13

EL. 35300
Level 12

EL. 32350
Level 11

EL. 29400
Level 10

EL. 26450
Level 9

EL. 23200
Level 8

EL. 20250
Level 7

EL. 17300
Level 6

EL. 14350
Level 5

EL. 11100
Level 4

EL. 8150
Level 3

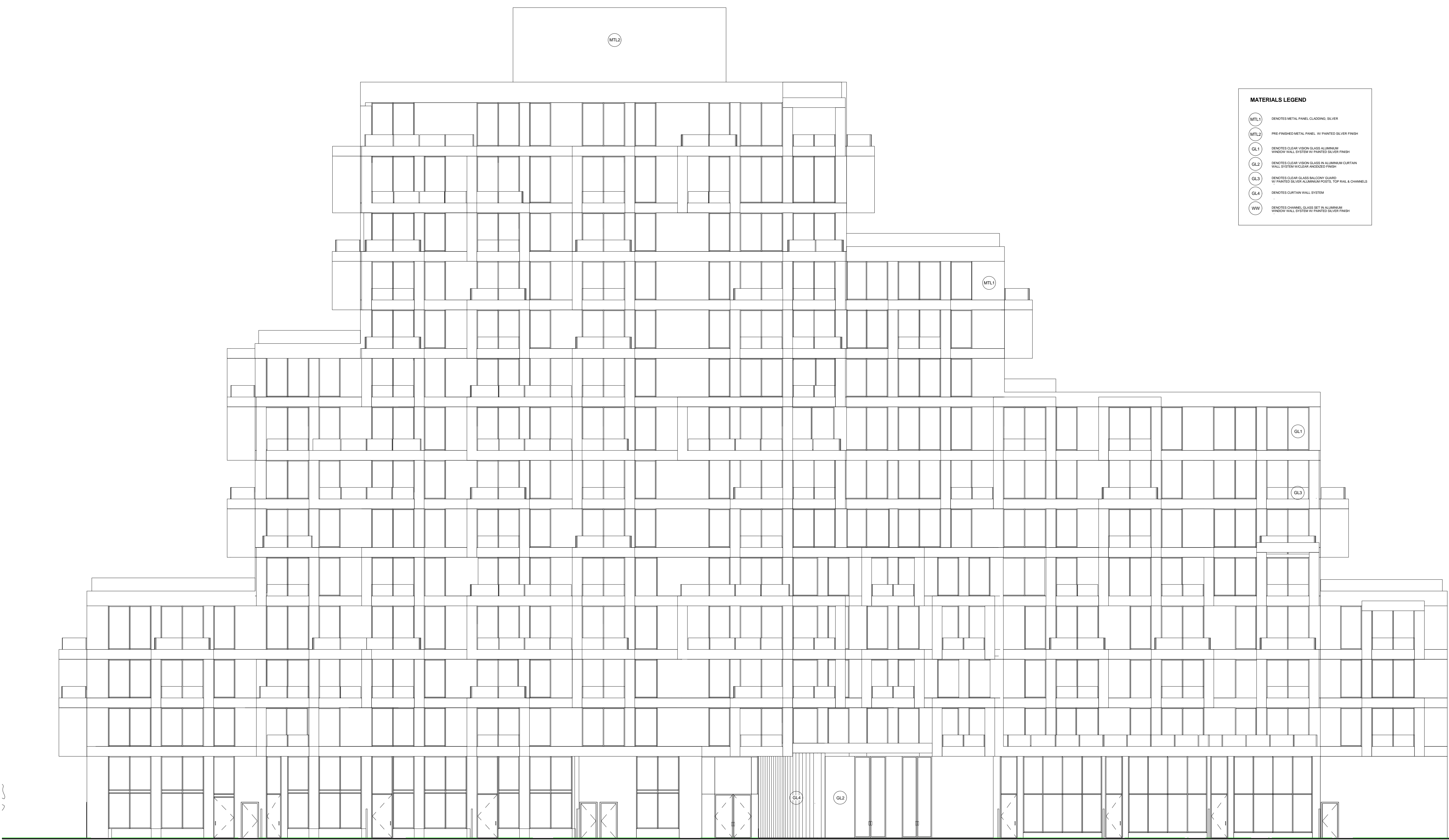
EL. 5200
Level 2

EL. 2700
MEZZANINE

EL. 0

MATERIALS LEGEND

- (MTL1) DENOTES METAL PANEL CLADDING, SILVER
- (MTL2) PRE-FINISHED METAL PANEL, W/ PAINTED SILVER FINISH
- (GL1) DENOTES CLEAR VISION GLASS ALUMINUM WINDOW WALL SYSTEM W/ PAINTED SILVER FINISH
- (GL2) DENOTES CLEAR VISION GLASS ALUMINUM CURTAIN WALL SYSTEM W/ CLEAR ANODIZED FINISH
- (GL3) DENOTES CLEAR GLASS BALCONY GUARD W/ PAINTED SILVER ALUMINUM POSTS, TOP RAIL & CHANNELS
- (GL4) DENOTES CURTAIN WALL SYSTEM
- (WW) DENOTES CHANNEL GLASS SET IN ALUMINUM WINDOW WALL SYSTEM W/ PAINTED SILVER FINISH



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Architectural:
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no.	issued / revised	date:
1	ISSUED FOR COORDINATION	2003/2013

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 TORONTO, ONTARIO

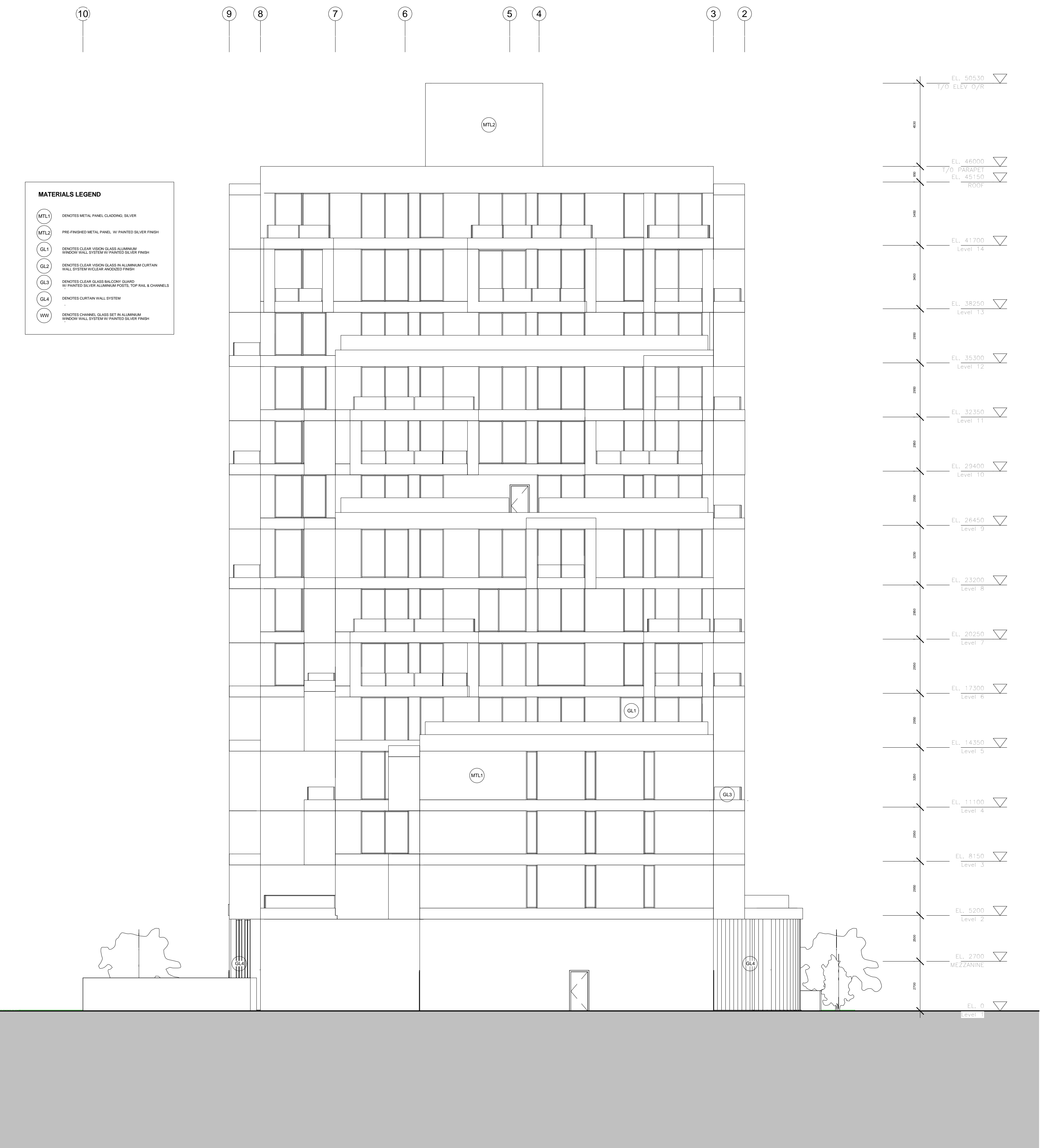
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 drawn by: AS
 reviewed by: MP
 date: 12/03/12

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ELEVATION - SOUTH

A303

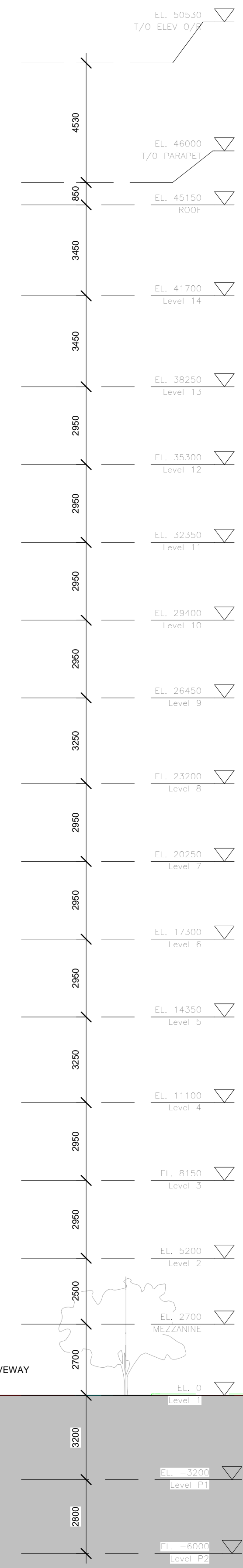
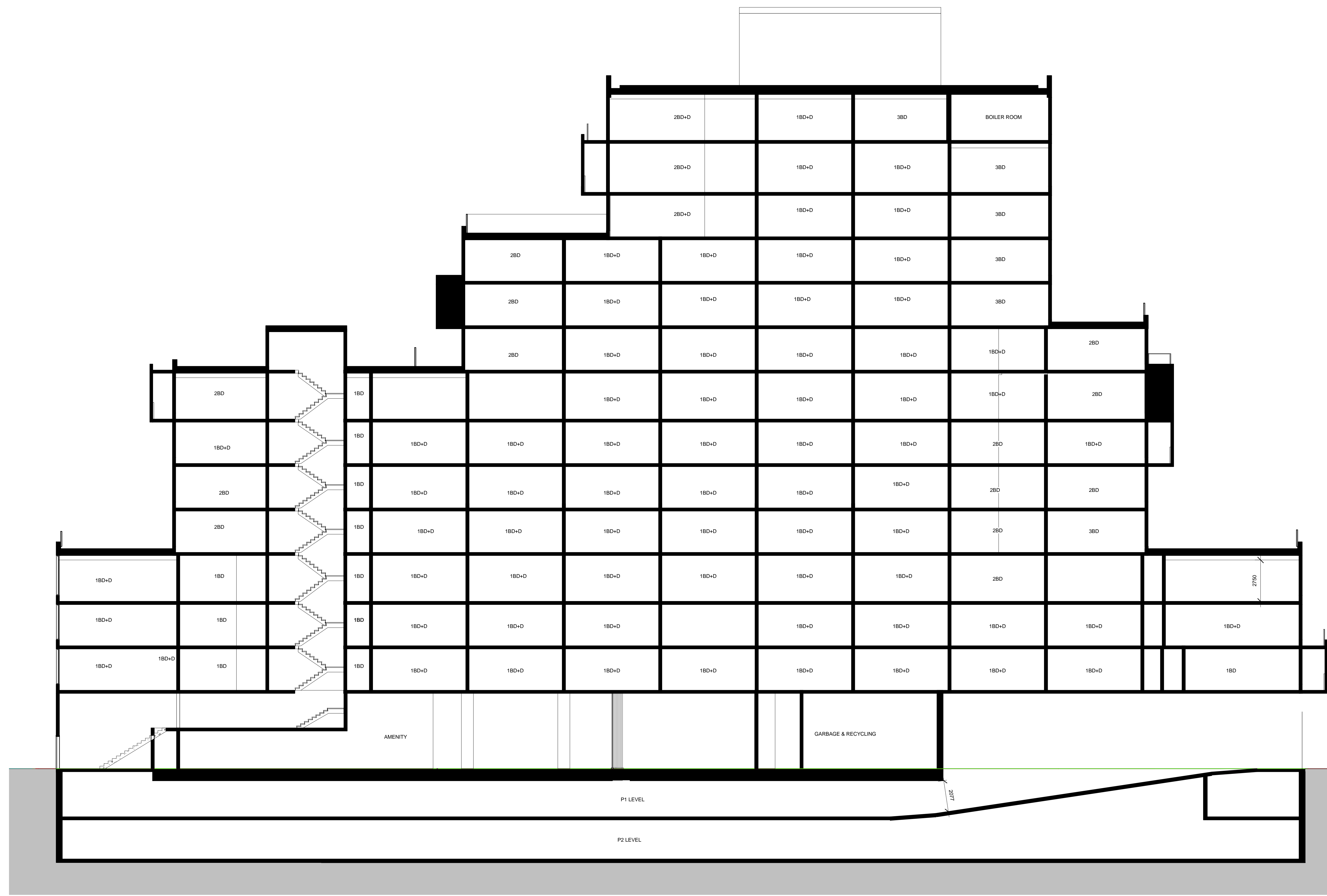


MATERIALS LEGEND

- (MTL1) DENTED METAL PANEL CLADDING, SILVER
- (MTL2) PINE FINISHED METAL PANEL, W/ PAINTED SILVER FINISH
- (GL1) DENTED CLEAR VISION GLASS ALUMINUM WINDOW WALL SYSTEM W/ PAINTED SILVER FINISH
- (GL2) DENTED CLEAR VISION GLASS IN ALUMINUM CURTAIN WALL SYSTEM CLEAR FINISHED FRAMES
- (GL3) DENTED CLEAR GLASS BALCONY GUARD W/ PAINTED SILVER ALUMINUM POSTS, TOP RAIL & CHANNELS
- (GL4) DENTED CURTAIN WALL SYSTEM
- (WH) DENTED CHANNEL GLASS SET IN ALUMINUM WINDOW WALL SYSTEM W/ PAINTED SILVER FINISH

EL. 500.30	Level 17/0
EL. 460.00	Level 16
EL. 451.50	Level 15
EL. 417.00	Level 14
EL. 382.50	Level 13
EL. 353.00	Level 12
EL. 323.50	Level 11
EL. 294.00	Level 10
EL. 264.50	Level 9
EL. 232.00	Level 8
EL. 202.50	Level 7
EL. 173.00	Level 6
EL. 143.50	Level 5
EL. 111.00	Level 4
EL. 81.50	Level 3
EL. 52.00	Level 2
EL. 27.00	MEZZANINE
EL. 0	Level 0

A B C D E F G H I J K L M N O



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Architectural:
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METRIC SCALE DRAWING
FIRST FLOOR ELEV. 0.0m

no.	issued / revised	date:
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ALEXANDRA PARK - BLOCK 11
TORONTO, ONTARIO

project no: 12-113
scale: 1:125
drawn by: Author
checked by: Checker
date: 01/30/13

Teeple Architects
1400 BAYVIEW STREET TORONTO, ONTARIO
416-598-0541 TEL INFO@TEEPLEARCH.COM FAX 416-598-1705

N/S BUILDING SECTION

A401